WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

John A. Helem, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF January 19 95.

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 181 East Main Street, Suite 8, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. HELEM, SR. (NAME)	SOUTHEASTERN MORTGAGE (NAME)	MAP 49
3407 KNIGHT ROAD (ADDRESS)	565 MARRIOTT DRIVE, SUITE 250 (ADDRESS)	PARCEL 259.00
WHITES CREEK, TN 37189 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	PARCEL 261.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES HOWARD JERNIGAN AND WIFE, BRENDA SANDERS JERNIGAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. HELEM, SR., an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" WHICH BY REFERENCE IS INCORPORATED HEREIN

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

23725
IDENTIF. ↑ REFERENCE
PICK-UP
95 JAN -9 AM 9:46
FILED
DAVIDSON COUNTY, TN.
REGISTER

unimproved ( )
This is improved (X) property, known as 3407 Knight Road, White Creek, Tennessee 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 5th day of January 19 95

Charles Howard Jernigan
CHARLES HOWARD JERNIGAN

Brenda Sanders Jernigan
BRENDA SANDERS JERNIGAN

BOOK 9566 PG 804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES HOWARD JERNIGAN AND WIFE, BRENDA SANDERS JERNIGAN

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 5th day of January 1995.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0295 01/09 0101 (3CHECK

308-63

EXHIBIT "A

Tract 1:
Being Located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

Starting at a point in the center of Ewing Road (now known as Knight Road) said starting point being B. F. Sanders southwest corner, and also being a corner of the original Frank P. Bond land, and running thence with the center of Ewing Road north 4 deg. east 302-1/2 feet to a point in the center of said road; thence north 7 deg. 30" east 147-1/2 feet with the center of Ewing Road to the point of beginning of the hereinafter described tract of land; thence north 12 deg. 45" east 300 feet with the center of Ewing Road to a point; thence north 11 deg. 30"east 109.7 feet with the center of Ewing Road to a point in the center of said road, and in line with the south line of concrete bridge over small creek; thence south 80 deg east and crossing creek 52 feet to a post in fence line on the east bank of said creek; thence south 2 deg. east 246 feet to a post in fence line on the east bank of creek; thence south 37 deg. 30" east 259 feet to a point on east bank of creek; thence south 83 deg. 30" west and crossing creek 86 feet to a locust post on the west bank of creek; thence south 84 deg 30" west 27 feet to a locust post; thence south 2 deg. west 82.3 feet to a stake; thence north 86 deg. 30" west 71.5 feet to a stake; thence north 1 deg. west 130 feet to a stake; thence north 80 deg. west 120 feet to the center of Ewing Road and the point of beginning.

BEING THE same property conveyed to Charles Howard Jernigan and wife, Brenda Sanders Jernigan by deed from Susie Sanders Yates, a widow, as of record in 5127, page 628, said Registers Office of Davidson County, Tennessee.

Tract 2
Being Located in the 12th, formerly 21st Civil District of Davidson County, Tennessee, and more particularly described as follows:

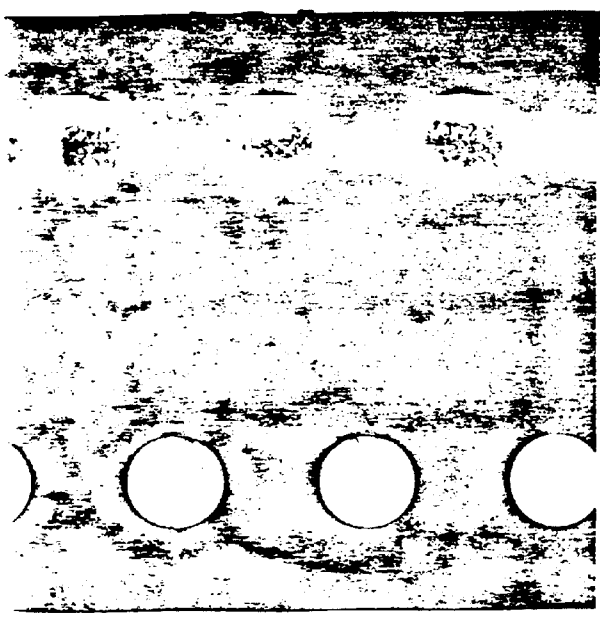
Starting at a point in the center of Ewing Road (now known as Knight Road), said starting point being the northwest corner of the property conveyed to James Pearson Yates and wife from deed of Record in Book 1852, page 137, Register's Office of Davidson County, Tennessee; thence south 88 deg. west 139.4 feet, thence south 86 deg. 30" east 71.5 feet to a point, said point being the beginning of the hereinafter described tract of land; thence south 86 deg. 30" east 185.5 feet to an iron pin; thence north 56 deg. East 7.0 feet to an iron pin; thence north 70 deg west 115.5 feet to a point; thence north 47 deg. 30" west 76.5 feet to a point; thence south 84 deg. 30" west 27.0 feet to a point; thence south 2 deg. 00" west 82.3 feet to the point of beginning.

BEING THE same property conveyed to Charles Howard Jernigan and wife, Brenda Sanders Jernigan by deed from Susie Sanders Yates, a widow, as of record in 5127, page 628, said Registers Office of Davidson County, Tennessee.

TRACT 3:
BEING a tract of land in the 21st Civil District of Davidson County, Tennessee.

Beginning 284 feet north of the south corner of the old tract in the Ewing Road and the Old Bond corner, thence in a northerly direction 145 feet to a stake, thence easterly 109 feet to a stake, thence in a southerly direction 145 feet to a stake in the north line of the property conveyed to Susie Yates, thence with said line in a westerly direction 109 feet to the point of beginning.

BEING THE same property conveyed to Charles Howard Jernigan and wife, Brenda Sanders Jernigan by deed from Fred R. Sanders and Clay I. Sanders, as of record in 5127, page 631, said Registers Office of Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

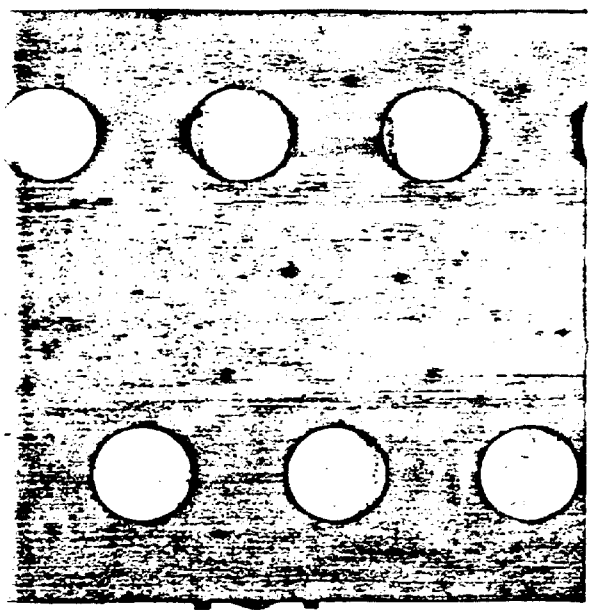
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9566 PG 806

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE



DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 12.00
TOTAL 308.63
CHECK 308.63

01/09/95 01 09:45 0001 0205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23725
IDENTIF. ↑ REFERENCE

95 JAN -9 AM 9: LS
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 870066