BOOK 9854 PG 512

FILED BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

J.K. Jernigan, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.D. Jernigan, Sr. Family Trust	owner	MAP 96-11
(NAME)	(NAME)	
P. O. Box 599		GROUP A
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-0599		PARCEL 11CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Raphael S. Brown and wife, Jamie F. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.D. Jernigan, Sr. Family Trust

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:

BEING Unit B-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, Page 534, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, Page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-3 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Raphael S. Brown and wife, Jamie F. Brown by deed from Southern Ventures Corporation, of record in Book 6520, Page 446, Register's Office for said County. See also Quitclaim Deed of record in Book 7438, Page 88, said Register's office.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws, of record in Book 6472, Page 435, Book 6472, Page 456, Book 6476, Page 663, Book 6654, Page 910, Book 6759, Page 533, Book 7015, Page 182, Book 7015, Page 187, and Book 7015, Page 192, said Register's Office.

unimproved ( )
This is improved (X) property, known as 428 Stewarts Ferry Pike, Nashville, TN 37214
(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 7th day of November 19 95

Raphael S. Brown

Raphael S. Brown

Jamie F. Brown

Jamie F. Brown

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 Raphael S. Brown and wife, Jamie F. Brown

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 Nashville, Tennessee, this 7th day of November, 19 95.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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_____.

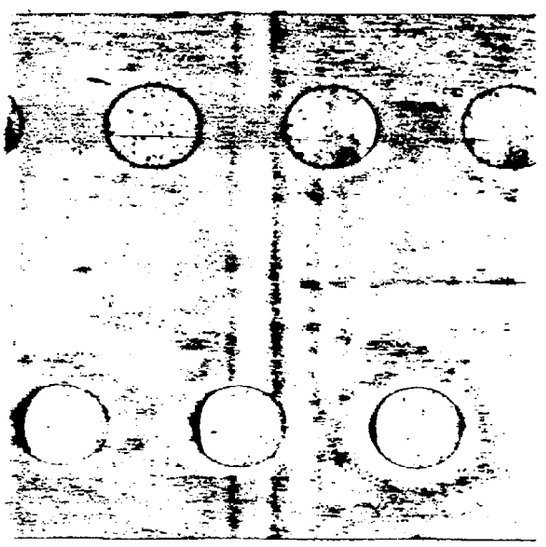
My commission expires _____

Notary Public

95 NOV -8 PM 2:19
FELIX DELK, REGISTER
DAVIDSON COUNTY, TN.

0121033
IDENTIF. # REFERENCE

5286 11/08 0101 03CHECK 227.30





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9854 PG 514

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/95 01 14:21 0001 6286

0121033
IDENTIF. ↑ REFERENCE

95 NOV -8 PM 2:19
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 974887