PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37519
Dav. Co. File: Box 8

BOOK 10036 PG 113

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Donald Jernigan, Jr. Mary Ann Jernigan 51 Abingdon Court Brentwood, TN 37027	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 160-11-A-011 06DU 81580

WARRANTY DEED
[Corporate]

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Easterling Development Co.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Donald Jernigan, Jr. and spouse, Mary Ann Jernigan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the plan of Phase 1, Hemmingwood of record in Plat Book 6900, page 6, 7 and 8, Register's Office for said County.

SAID Lot No. 11 fronts 85.69 feet on the northwesterly margin of Abingdon Court and extends back 373.19 feet on the northeasterly line and 225.09 feet on the southwesterly line to a dead line in the rear, measuring 250.0 feet thereon.

BEING the same property conveyed to Easterling Development Co. by deed from Lucille S. Milton, married, of record in Book 9770, page 380, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6730, Page 329, Book 6892, page 540, Book 6025, page 268, Book 6948, page 268, Book 7269, page 387 and Book 7474, page 205, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 51 Abingdon Court, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1996.

Easterling Development Co.

BK/PG 10036/114

By: Robert Bryan Easterling
Title: President

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Robert Bryan Easterling _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Easterling Development Co., the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of April, 1996.

PERCY W. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

96 MAY -2 AM 10:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0177511
IDENTIF. ➔ REFERENC.

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 359000.00

Affiant

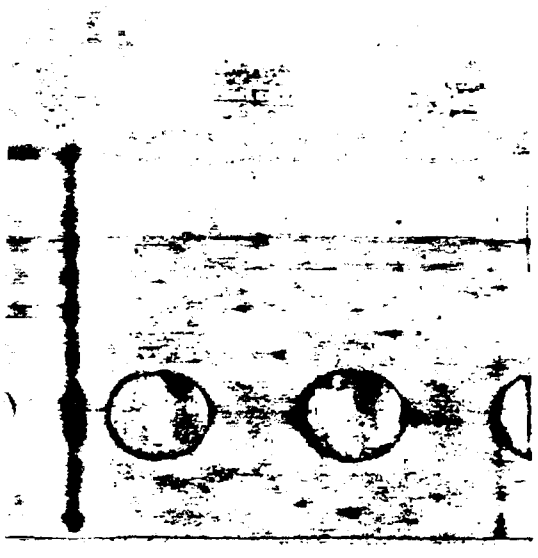
Sworn and subscribed before me on this 30th day of April, 1996.

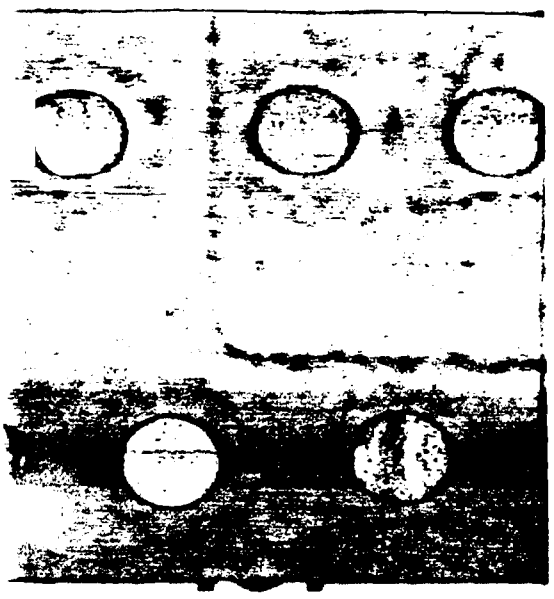
PERCY W. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

Notary Public

My Commission Expires: _____

3972 05/02 01:
1337.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 115

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		
			359000.00	
		CON TX	1328.30	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	1337.30	
		CHECK	1337.30	
05/02/96	01	10:26 0001	6976	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177511
IDENTIF. ↑ REFERENCE
96 MAY -2 AM 10:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035010