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: (mn) Title No: 37711
Dav. Co. File: Box 8

96 MAY -3 AM 9:31
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0178130

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Roy C. Ezell Marian F. Ezell 4413 Charleston Place Circle Nashville, Tennessee 37215	Southeastern Mortgage of Tennessee, Inc. 565 Marriott Drive, Suite 250 Nashville, Tennessee 37214

TAX MAP-PARCEL NUMBERS: 130-08-B-001

BOOK 10038 PG 215

WARRANTY DEED

7640 05/03 0101 03CHECK 1248.50

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 **J. Donald Jernigan, Jr. and spouse, Mary Ann Jernigan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy C. Ezell and spouse, Marian F. Ezell,** 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 7 Lot 4 of Charleston Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on the plan of record in Book 6200, page 81, Register's Office for said County to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to J. Donald Jernigan, Jr. and wife, Mary Ann Jernigan by deed from Joseph Donald Connell, Jr. and wife, Melinda Davis Connell of record in Book 9356, page 721, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5965, Page 800, Book 6071, page 499 and Book 6336, page 878, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is improved property, known as: 4413 Charleston Place Circle, Nashville, Tennessee 37215

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 heirs 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 29th day of April, 1996.

J. Donald Jernigan, Jr. **Mary Ann Jernigan**

State of Tennessee
County of Davidson

On this 29th day of April, 1996, before me the undersigned authority, personally appeared **J. Donald Jernigan, Jr.** and **Mary Ann Jernigan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

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

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: $ 335000.00

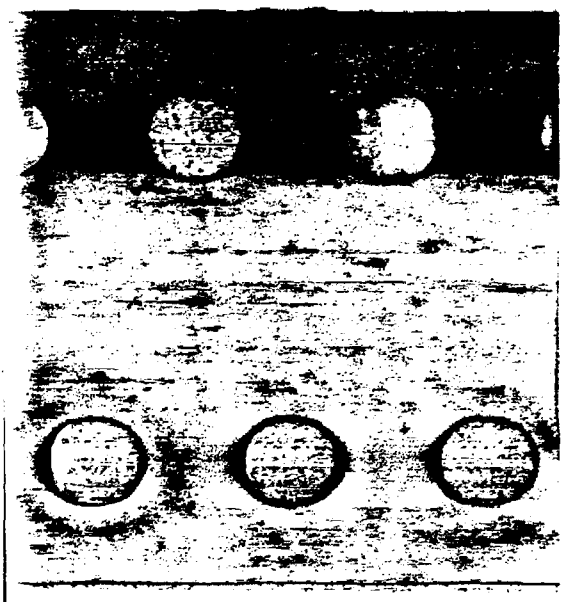
Affiant

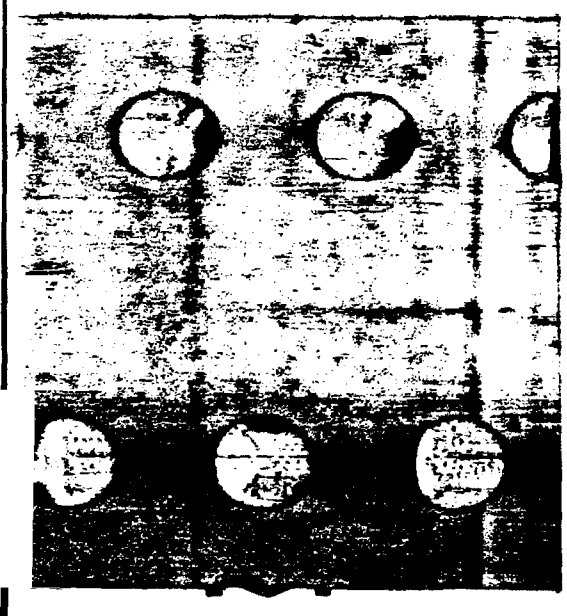
Sworn and subscribed before me on the 29th day of April, 1996.

Notary Public

My Commission Expires: _____

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





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

RECEIVED OF _____

FOR _____

BOOK 10038 PG 217

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 1239.50
				ERR CO
				CAMT 1239.50-
				CAMT 335000.00
				CON TX 1239.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1248.50
				CHECK 1248.50

05/03/96 01 09:34 0001 7640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178130
IDENTIF. # REFERENCE

96 MAY -3 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035669