THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 4th Ave. N., 5th Fl.
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Lee M Jernigan Trustee
AFFIANT

Subscribed and sworn to before me this 13th day of November, 1996.

James C. Dale III
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP/PARCEL NO.:
J. D. Jernigan, Sr., Family Trust Lee M. Jernigan, Trustee 334 Thunder Place Hermitage, TN 37076	SAME	64-12A, Par. 336-Co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, MARIE M. FERRELL, Grantor, has bargained and sold, and by these presents does transfer and convey unto J. D. JERNIGAN, SR., FAMILY TRUST, LEE M. JERNIGAN, TRUSTEE, Grantee herein, its successors and assigns, land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 336 of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to Marie M. Ferrell by deed from Harris A. Gilbert and Norman W. Ginsberg, Trustees, as of record in Book 8236, page 522, Register's Office for Davidson County, Tennessee.

This is improved property known as 336 Thunder Place, Hermitage, Tennessee 37076.

This conveyance is subject to the following:

(1) All matters shown on the Plan of Record in Book 6250, page 118, Register's Office for Davidson County, Tennessee.

(2) Master Deed and By-Laws of record in Book 5535, page 713 as corrected in Book 5895, page 516, and in Book 5936, page 301, as amended in Book 5548, page 852, in Book 5564, page 582, in Book 6370, page 817, and in Book 8510, page 92, 95, and 100, R.O.D.C., Tennessee.

(3) Rights of others in and to the common elements.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that she is lawfully seized 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 does further covenant and bind herself, her heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13th day of November, 1996.

Marie M. Ferrell
MARIE M. FERRELL, AN UNMARRIED PERSON

"GRANTOR"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, James C. Dale III, a Notary Public in and for said County and State, the within named MARIE M. FERRELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of November, 1996.

James C. Dale III
NOTARY PUBLIC

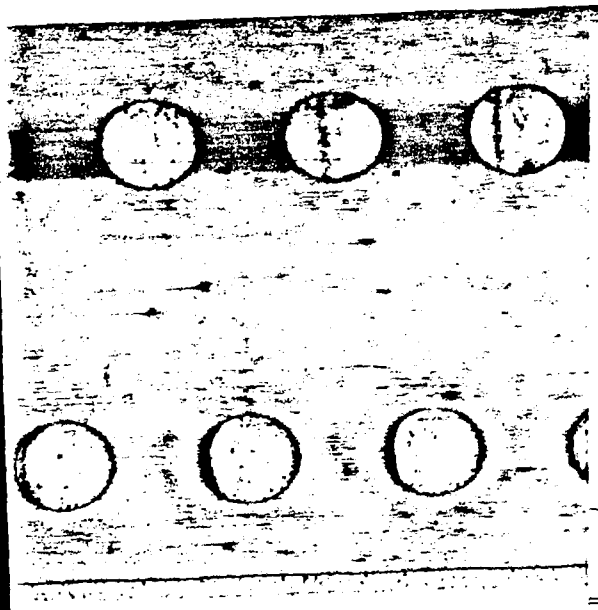
MY COMMISSION EXPIRES: 7/25/97

0246225
IDENTIF. + REFERENCE

96 NOV 13 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0914 11/13 0101 03CHECK 564.00

jim\realesta\ferrjern.wd



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

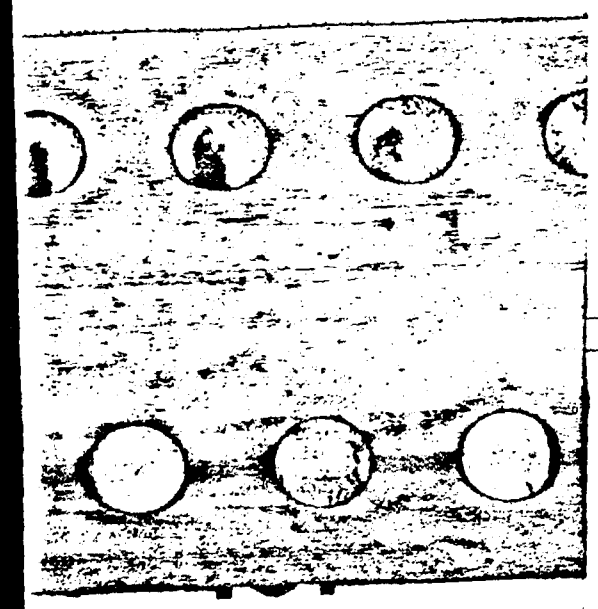
RECEIVED OF _____

FOR _____

BOOK 10253 PG 201

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00
11/13/96 01 14:01 0001 0914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246225
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087806