This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Map: 42
Group: 12
Parcel: 94

Send Tax Bills to :
Patricia G. Stafford
1517 Heritage View Blvd.
Madison, TN 37115
(address)

BOOK 11231 PAGE 831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mary E. Jernigan, have bargained and sold and by these presents do hereby transfer and convey unto, Patricia G. Stafford, her heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 62 on the Plan of Heritage View Subdivision, Section One, of record in Plat Book 6900, page 772, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

This being the same property conveyed to Mary E. Jernigan by deed of record in Book 9532, page 380 Register's Office for Davidson County, Tennessee.

which has the address of 1517 Heritage View Blvd. Madison, Tennessee 37115 (herein "Property Address");

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Patricia G. Stafford, her heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Patricia G. Stafford, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Patricia G. Stafford, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 25 day of November, 1998.

4545 12/02 0101 03CHECK 358.80

Mary E. Jernigan

PICK-UP

98 DEC -2 PM 2:41
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
051965!

BOOK 11231 PAGE 832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Mary E. Jernigan, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Nashville, Tennessee this 25th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/20/99

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$94,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 25th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

1/20/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11231 PAGE 833

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	94000.00
			CON TX	347.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	358.80
			CHECK	358.80

12/02/98 01 14:42 0001 4545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0519651
IDENTIF. ↑ REFERENCE

98 DEC -2 PM 2:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1379568