BOOK 11321 PAGE 631

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00

Donna W. Barnett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF January 1999

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Barnette	**SUNSHINE MORTGAGE CORPORATION**	157
(NAME)	(NAME)	
2435 Old Hickory Blvd.	**P. O. BOX 9274**	
(ADDRESS)	(ADDRESS)	94
Nashville, Tennessee 37215	**MARIETTA, GEORGIA 30065**	
(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, Eddie D. Jernigan, **AND WIFE, JENNIFER JERNIGAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Barnette and wife, Janet W. Barnette

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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section One Devonshire Manor, as of record in Plat Book 5200, pages 122 & 123, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Eddie D. Jernigan and wife, Sandra M. Jernigan by deed from Herb Berry and Dorislyn J. Berry of record in Book 7578, page 580, Register's Office for Davdison County, Tennessee. Said Sandra M. Jernigan quitclaimed all her interest to Eddie D. Jernigan by instrument of record in Book 7761, page 637, said Register's Office.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, pages 122 & 123; restrictions of record in Book 5381, page 394; all of record in the Register's Office for Davidson County, Tennessee.

JENNIFER JERNIGAN, WIFE OF EDDIE D. JERNIGAN, JOINS IN THIS CONVEYANCE FOR THE SOLE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS, OR OTHERWISE.

unimproved ( )
This is improved (X) property, known as 2435 Old Hickory Blvd., Nashville, Tennessee 37215
(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 my hand this 28th day of January 19 99

Eddie D. Jernigan

JENNIFER JERNIGAN

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 Eddie D. Jernigan and wife, Jennifer Jernigan

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 Brentwood, Tennessee, this 28th day of January, 1999.

Commission expires 3-27-99

Notary Public

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

My Commission Expires
March 27, 1999

WARRANTY DEED

FROM

Eddie D. Jernigan and wife,
Jennifer Jernigan

TO

David W. Barnette and wife,
Janet W. Barnette

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

IDENTIF. # REFERENCE

05439119

99FEB-2 PM 1:22

JILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0407 02/02 0101 03CHECK

3711.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0543919
IDENTIF. # REFERENCE

99FEB -2 PM 1:22
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	1000000.00
CON TX	3700.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	3711.00
CHECK	3711.00

02/02/99 01 13:21 0001 0407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419759