FILE NO. 34401
FILE BOX "7"

FORM NO. WD-1

BOOK 11424 PG. 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM D. JERNIGAN et ux	S A M E	117-3-24
(NAME)	(NAME)	
2013 Sweetbrier Avenue		24W 12650
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, DALE P. FLUTY and wife, DONNA ARMSTRONG FLUTY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM D. JERNIGAN and wife, PATRICIA R. JERNIGAN

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. 20 on the Map of the Resubdivision of the T. W. Crutcher & Co's Subdivision of the Jacob Hostetter's Subdivision of Lots Nos. 1, 2, and 3 of the Bain Tract of record in Book 843, page 71, of the Register's Office for said County.

SAID Lot No. 20 fronts 60 feet on the southerly margin of Sweetbrier and runs back between lines 142 feet 6 inches on the easterly line and 142 feet 7 inches more or less on the westerly line to a dead line and measures 60 feet thereon.

THE ABOVE lot was formerly a part of the subdivision of record in Book 547, page 136, said Register's Office.

BEING the same property conveyed to Dale P. Fluty and wife, Donna Armstrong Fluty with a life estate in Mary Elizabeth Schardt by deed from Mary Elizabeth Schardt of record in Book 7751, page 275, Register's Office for Davidson County, Tennessee; and by deed from Edward Schardt and wife, Clara D. Schardt, of record in Book 1109, page 217, said Register's Office.

unimproved
This is improved (X) property, known as 2013 Sweetbrier Avenue, Nashville, Tennessee 37212
(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 our hands this 28th day of March, 19 96

DALE P. FLUTY

DONNA ARMSTRONG FLUTY

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DALE P. FLUTY and wife, DONNA ARMSTRONG FLUTY

the bargainors, 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 Nashville, Tennessee, this 28th day of March, 1996.

Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

05719936

FILED FOR RECORD

99 APR -8 PM 2:24

REGISTER
DAVIDSON COUNTY, TN.

5927 04/08 0101 03CHECK 519.74

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11424** PG. **362**

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

0571936

INDEXING REFERENCE

99 APR -8 PM 2:24

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	137500.00
CON TX	508.74
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	519.74
CHECK	519.74

04/08/99 01 14:26 0001 9927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448936