Instr:200002040011822 Page: 1 OF 3
REC'D FOR REC 02/04/2000 9:58:38AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $120.25

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ 32,500

Affiant

Subscribed and sworn to before me, this 24th day of January, 2000.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
My Commission Expires July 28, 2003

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
214 SHAKESPEARE AVENUE MADISON, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no.

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ROBERT S. JERNIGAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

LARRY AND CHARLOTTE GRIBBINS

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

See Appendix A

Property Address: 214 SHAKESPEARE AVENUE, MADISON, TN

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book 421, page 123, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 24 day of January, 2000.

Robert Jernigan

State of Tennessee
County of Davidson

On this 24th day of January, 2000, before me personally appeared Robert S. Jernigan to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC AT LARGE — TENNESSEE

My Commission Expires July 24, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

Exhibit "A"

TN1I13906

BEING LOT NO. 8, BLOCK "F" PLAN OF EDENWOLD CITY SUBDIVISION OF RECORD IN BOOK 421, PAGE 123, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. JERNIGAN, BY WARRANTY DEED FROM H. WAYNE JACKSON AND WIFE, BRENDA JACKSON, DATED MAY 4, 1998, AND RECORDED MAY 27, 1998 IN BOOK 10946, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being further conveyed to Larry & Charlotte Gribbins by Warranty Deed.