Davidson County DEEDQC
Recvd: 10/31/01 14:24 2pgs
Fees:12.00 Taxes:0.00
20011031-0118867

ADDRESS NEW OWNERS:	TAX BILLS TO:	MAP-PARCEL NOS.
Brian M. Jernigan 125 Taggart Avenue Nashville, TN 37205	New Owner	Map 83-5 Parcel 182
This instrument prepared by: Joseph V. Ferrelli, Attorney 104 Woodmont Blvd., Suite 115, Nashville, TN 37205 From information furnished by the parties hereto.		

QUITCLAIM DEED

Know all persons by these presents, that James A. Crossman (hereinafter referred to as the "Grantor"), does hereby bargain, sell, quitclaim and convey unto Brian M. Jernigan, a married person (hereinafter referred to as the "Grantee"), all of its interest in the following described real estate located in Nashville, Davidson County, Tennessee, to-wit:

Being a portion of Lots 4 & 5 on the Map of Cobb's Subdivision of the R. K. Brown property, as of record Book 332, page 144, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at the steel pipe at the intersection of the easterly margin of Gallatin Road and the southerly margin of Petway Avenue; thence, with the southerly margin of Petway Avenue, North 82 degrees 59' 19" East, 92.61 feet to an iron pin; thence, leaving said margin South 03 degrees 18' 41" East, 100.00 feet to a steel pipe; thence, South 82 degrees 57' 55" West, 92.02 feet to a P. K. nail on the easterly margin of Gallatin Road; thence, with said margin of Gallatin Road, North 03 degrees 38' 53" West, 100.0 feet to the point of beginning, containing 9213.746 square feet or .212 acres, according to a survey prepared by Phillip E. Holmes, Jr. RLS #1728 dated October 28, 1999.

Being the same property conveyed to James A. Crossman and Brian M. Jernigan by Warranty Deed from Earl Scheib Realty Corporation, a California Corporation, of record in Book 11739, Page 977, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 811 Gallatin Road, Nashville, TN 37206.

This conveyance is made subject to:

(1) Taxes for the year 2001 and subsequent

(2)Plan of record in Plat Book 332, page 144, said Register's Office for Davidson County, Tennessee.

(3) Contract (Sanitary Sewer) of record in Book 4281, page 348, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1.00

Affiant

Subscribed and sworn to before me this 25th day of October, 2001.

Notary Public

My Commission Expires: 9-24-2005

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25TH day of October, 2001.

James A. Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James A. Crossman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25TH day of October, 2001.

Notary Public

My Commission Expires: 7/24/04