Davidson County DEEDWARR
Recvd: 04/03/02 10:47 3pgs
Fees:18.00 Taxes:610.50
20020403-0040370

[ADDRESS NEW OWNER:] **[SEND TAX BILLS TO:]** **[MAP-PARCEL NO.]**

Brian M. Jernigan	New Owner	Map 83-1
125 Taggart Avenue		Parcel 435
Nashville, TN 37205		File Number 11037

This instrument prepared by : Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Alvin Crossman and wife, Mary Bell Crossman** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Brian M. Jernigan, a married person,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Joe Corley Subdivision as of record in Book 4060, page 164, Register's Office for said County.

Said Lot No. 3 fronts 80 feet on the westerly side of Gallatin Road (U.S. 31E) and extends back between lines measuring 193.49 feet on the northerly line and 191.35 feet on the southerly line to a line in the rear measuring 70.0 feet thereon.

Being the same property conveyed to James Alvin Crossman and wife, Mary Bell Crossman by deed from Attorney's Title Company, of record in Book 4886, page 377, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2002 and subsequent years.
2. Matters shown on the Plan of record in Book 4060, page 164, said Register's Office.
3. Subject property is to the terms and conditions of a revocable License Agreement between Attorneys Title Company, Inc., and Rafs, Inc., dated August 18, 1969 and of record in Book 4359, page 257, said Register' Office for said county.

4. Subject property is subject to a permanent easement for a sewer line as set forth in the Deed of record in Book 4322, page 147, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 930 Gallatin Road, Nashville, Tennessee 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me this 28th day of March, 2002.

Notary Public

My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of March, 2002.

James Alvin Crossman

Mary Bell Crossman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

On this **28th** day of **March, 2002**, before me personally appeared James Alvin Crossman and wife, Mary Bell Crossman, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of **March,** 2002.

Joseph H. Terrell

Notary Public

My Commission Expires: 3/24/04