THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19225**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $75,375.00. Kevin Bailey 7/26/02 Affiant Subscribed and sworn to before me, this 17th day of JULY, 2002. Notary Public My Commission Expires: _____

Davidson County DEEDWARR
Recvd: 07/31/02 14:35 2pgs
Fees:13.00 Taxes:278.89
20020731-0091965

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

WARRANTY DEED

Address New Owner: **Kevin Bailey** 1292 Old Hickory Blvd. Nashville, Tennessee	**Send Tax Bills To:** **Specialized Financial Services, Inc.** 15635 Vision Drive, #100 Pflugerville, TX 78660	**Tax Information:** MAP 41 PAR 11 FB 10D33890

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID FRANKLIN JERNIGAN, JR., JUDY JERNIGAN VAUGHN AND RONALD WAYNE JERNIGAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KEVIN BAILEY, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1292 OLD HICKORY BOULEVARD, NASHVILLE, TENNESSEE 37207 and has never been the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of JULY, 2002.

DAVID FRANKLIN JERNIGAN, JR.

Judy Jernigan Vaughn
JUDY JERNIGAN VAUGHN

RONALD WAYNE JERNIGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID FRANKLIN JERNIGAN, JR., JUDY JERNIGAN VAUGHN AND RONALD WAYNE JERNIGAN 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, at office, this 17th day of JULY, 2002.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

My Commission Expires: _____ Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Tract No. 2 on the Plan of K.J. Morris Lands, as of record in Plat Book 57, page 49, Register's Office for said County, described as follows:

Beginning on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Leo C. Cunniff and wife, by deed from Jessie Jackson and husband, of record in Book 2856, page 420, said Register's Office; thence with said Cunniff's western boundary line, north 29 deg. 48 min. East, 200 feet; thence northwesterly 97.7 feet; thence south 27 deg. 46 min. West, 200 feet to the northerly margin of Old Hickory Boulevard; thence with the same southeasterly 90 feet to the beginning, containing, 0.40 of an acre, more or less.

Being the same property conveyed to David Franklin Jernigan, Jr., Judy Jernigan Vaughn and Ronald Wayne Jernigan with a reservation of a life estate to David Franklin Jernigan, Sr. and wife, Louise S. Jernigan, by deed from from David Franklin Jernigan, Sr. and wife, Louise S. Jernigan, of record in Book 6313, page 741, said Register's Office. The said David Franklin Jernigan, Sr. and Louise S. Jernigan have since died.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 57, page 49, said Register's Office.