WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF July, 2002

D. Annette Mapes
Notary Public

MY COMMISSION EXPIRES: 01-28-03
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/02/02 14:34 2pgs
Fees:13.00 Taxes:277.50

20020802-0092991

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Jernigan (NAME)	Wells Fargo Home Mortgage, Inc. (NAME)	MAP 050-00-0
3536 Dickerson Road (ADDRESS)	6701 Carmel Road, Suite 110 (ADDRESS)	PARCEL 081.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary Fay Graves, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Jernigan and Elizabeth Hiett and husband, Billy N. Hiett, as joint tenants, with rights of survivorship

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 the Second Metropolitan Councilmanic District, formerly 12th Civil District, Davidson County, Tennessee, and being part of Parcel No. 41, as shown on Sheet #50, Property Map and Records System, of said County, and described more particularly as follows:

BEGINNING at a point which is the northwest corner of lot deeded to Elizabeth Reinhardt, this point being 230 feet northwesterly from the Demoville line; thence north 70 degrees 20 minutes west 66 feet, more or less, to a point; thence northerly 79 feet to a stake; thence south 84 degrees 15 minutes east 154 feet to a common corner of Lots Nos. 38, 39, and 41 (as shown on Sheet #50, Property Map and Record System, Davidson County, Tennessee); thence south 24 degrees east 130 feet; thence North 87 degrees west 158.3 feet to the point of beginning.

BEING the same property conveyed to Maxie Vernon Carney, (a/k/a Maxie V. Carney) by Quitclaim Deed from Linda Lou Carney , (a/k/a Linda L. Carney), dated Jan. 30, 1991, of record in Book 8283, page 894, Register's Office for Davidson County, Tennessee. The said Maxie V. Carney, having since died, testate, October 23, 2000, a resident of Davidson County, Tennessee. By Last Will and Testament of Maxie Vernon Carney, deceased of record at Instrument No. 3617/666805, Probate Court, Davidson County, Tennessee, the herein described property was devised to Mary Fay Graves.

This conveyance is subject to taxes for the year 2002, and subsequent years, driveway easement of record in book 6089, page 943, R.O.D.C., TN, easements and restrictive covenants of record.

(See page 2)

unimproved ( )
This is improved (X) property, known as 3536 Dickerson Road, Nashville, TN 37207
(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 my hand this 31st day of July, 2002

Mary Fay Graves
Mary Fay Graves, Individually

Mary Fay Graves, Executrix
Mary Fay Graves, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Fay Graves, Unmarried, Individually & as Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of July, 2002.

Commission expires 01-28-03

D. Annette Maples
Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

This property is conveyed by Mary Fay Graves, as Executrix, pursuant to Orders of the Probate Court for Davidson County, Tennessee in the matter of Maxie V. Carney, Deceased, Docket 00P-1692, which Orders appear as Image No. 3416/629109 and Image No. 4072/751188 in the Minutes of said Court.