THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/29/03 13:57 2pgs
Fees:13.00 Taxes:370.00
20030129-0012334

ADDRESS NEW OWNER:
Keith Jernigan, et ux
380 Main Street
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Jeffrey A. Rowlett
319 Hickory Place
Nashville, Tennessee 37214

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map and Parcel
75-6-128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jeffrey A. Rowlett, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Keith Jernigan and wife, Ronda Jernigan,** 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Hermitage Estates, Section 5, of record in Book 4175, page 67, Register's Office for said County.
>
> Said Lot No. 3 fronts 68.67 feet on the easterly side of Sweden Drive and runs back between lines 131.47 feet on the northerly side and 125.06 feet on the southerly side to a line in the rear measuring 67.28 feet thereon.
>
> Being the same property conveyed to Jeffery A. Rowlett, married by deed from Paul E. Davis, married, as of record in Book 11146, page 556, Register's Office for Davidson County, Tennessee.
>
> Patricia Rowlett, wife of Jeffrey A. Rowlett, is not required to sign on this conveyance since this is not the marital residence.

This is improved property known as 4291 Sweden Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4341, page 247, and easements, covenants and conditions as shown on the plan of record in Plat Book 11146, page 556, all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 24th day of January, 2003.

JEFFREY A. ROWLETT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFREY A. ROWLETT**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 24th day of January, 2003.

NOTARY PUBLIC

DANA HUGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-13-03

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$100,000.00.**

AFFIANT

Subscribed and sworn to before me
this 24th day of January, 2003.

NOTARY PUBLIC

DANA HUGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-13-03