THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***67,500.00.

Affiant

Subscribed and sworn to before me this 31st day of October, 2003.

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Davidson County DEEDWARR
Recvd: 11/05/03 14:01 2pgs
Fees:13.00 Taxes:249.75
20031105-0162673

ADDRESS OF NEW OWNER

BOBBY JERNIGAN
1122 North 8th Street
Nashville, Tennessee 37207

SEND TAX BILLS TO

FIRST NATIONAL BANK
OF ARIZONA
1760 Old Meadow Road 3rd Fl
McLean, Virginia 22102

MAP & PARCEL NOS.

MAP 71-16
PARCEL 266

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($***67,500.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, JAAN STURGIS and PETER J. RICHARDS, both unmarried, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto BOBBY JERNIGAN, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 282 and 283 on the Plan of Oakwood Park of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jaan Sturgis and Peter J. Richards by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of Washington, D.C. of record as Instrument No. 200003060022553 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1122 North 8th Street, Nashville, Tennessee 37207.

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

GRANTORS COVENANT with the said GRANTEE that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Oakwood Park of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of October, 2003.

JAAN STURGIS

BY: Karen Hoff
Attorney in Fact

PETER J. RICHARDS

BY: Karen Hoff
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Hoff, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jaan Sturgis and Peter J. Richards, and acknowledged that she executed the same as the free act and deed of the said Jaan Sturgis and Peter J. Richards.

WITNESS my hand and seal this 31st day of October, 2003.

Notary Public

My Commission Expires: 10/17/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee