Davidson County DEEDQC
Recvd: 03/18/04 15:00 6pgs
Fees:33.00 Taxes:432.90
20040318-0031150

QUIT CLAIM DEED

(With Limited Warranty)

TO BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT PREPARED BY: MOSELEY & MOSELEY, ATTORNEYS AT LAW, P.C.
Suite 300, 101 Church Street
Nashville, Tennessee 37201-1609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jernigan Bonding, Inc. % Moseley & Moseley, Attorneys at Law, P.C. Suite 300, 101 Church Street Nashville, Tennessee 37201-1609	Same	(See Exhibit "A" Attached)

THIS INDENTURE is made this 18th day of March, 2004, by and between **A.C. Johnson, and wife, Juanita Johnson** of Dickson County, Tennessee, and **Jernigan Bonding, Inc.**, a Tennessee corporation.

W I T N E S S E T H :

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **A.C. Johnson, and wife, Juanita Johnson** (hereinafter "Grantors") have this day bargained, sold, released, and quitclaimed and do hereby bargain, sell, release, and quitclaim unto, **Jernigan Bonding, Inc.** (hereinafter "Grantee"), its successors and assigns forever, seven (7) certain tracts or parcels of land in Davidson County, Tennessee, together with any hereditaments and appurtenances thereto appertaining, more fully described on Exhibit "A" attached hereto and incorporated by reference (hereinafter "the property").

Grantors warrant that they are lawfully possessed of the property, have a good right to convey it, and that they have taken no action to encumber the property. Grantors further warrant that all property taxes have been paid through 2002. This conveyance is made subject to property taxes for 2004 which Grantee assumes.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT WAS ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, **A.C. Johnson, and wife, Juanita Johnson** have executed this Quit Claim Deed on this the 18th day of March, 2004.

A.C. Johnson

Juanita Johnson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 117,000.00 _____ which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carl A. Mosby, Sr. Atty
AFFIANT

Sworn to and subscribed before me this 18th day of March, 2004.

Kristin K. Orsland
NOTARY PUBLIC

My commission expires: 11/24/07

KRISTIN K. ORSLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
}
COUNTY OF DAVIDSON)

On this the 18th day of March, 2004, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **A.C. Johnson, and wife, Juanita Johnson**, with whom I am personally acquainted, (or who were proven to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quit Claim Deed as their free and voluntary act for the uses and purposes contained therein. Sworn to and subscribed before me this 18th day of March, 2004.

Kristin K. Orsland
NOTARY PUBLIC

My commission expires: 11/24/07

KRISTIN K. ORSLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Tract 1

Being Par. No. 109.00 on the property map and record of Davidson County, Tennessee, Map 069-04-0.

Said Par. No. 109.00, being the same property conveyed to A.C. Johnson by May F. Ward, Administratrix of the estate of Clarence Dickerson, by Letters of Administration, Probate Court of Davidson County, Tennessee, Docket No. 96P785, of record in Book 10762, page 478, Register's Office for Davidson County, Tennessee.

This property is known as 109 Haynes Park Drive, Nashville, Tennessee.

Tract 2

Being Par. No. 230.00 on the property map and record of Davidson County, Tennessee, Map 081-07-0.

Said Par. No. 230.00, being the same property conveyed to A.C. Johnson by May F. Ward, Administratrix of the estate of Clarence Dickerson, by Letters of Administration, Probate Court of Davidson County, Tennessee, Docket No. 96P785, of record in Book 10762, page 484, Register's Office for Davidson County, Tennessee.

This property is known as 1816 16th Avenue, North, Nashville, Tennessee.

Tract 3

Being Par. No. 165.00 on the property map and record of Davidson County, Tennessee, Map 071-02-0

Being Lot No. 46 of John Rucker's Subdivision of Lot No. 8 and parts of Lots Nos. 7 and 9 in the second Plan of Brooklyn Heights which is of record in Book 332, Page 157, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "A" TO QUITCLAIM DEED
JOHNSON TO JERNIGAN BONDING, INC.

Said Lot No. 46 fronts 50 feet on the North side of Roger William's Avenue and runs back between parallel lines 145 feet to a dead line in the rear.

Being the same property conveyed to A.C. Johnson by Quitclaim Deed from May F. Ward, et al. of record in Book 10843, page 77, said Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Ben Dickerson of record in Book 10843, Page 80, Register's Office for Davidson County Tennessee.

This property is commonly known as 433 Roger Wiliams Avenue, Nashville, Tennessee 37207.

Tract 4

Being Par. No. 033.00 on the property map and record of Davidson County, Tennessee, Map 071-10-0.

Land in Davidson County, Tennessee, being .18 acres on Weakley Avenue, Nashville, Davidson County, Tennessee also described as parcel 033.00 on Tax Map 071-10-0 of the Tax Assessor's office for Davidson County, Tennessee.

This property is also described as:

Being Lot No. 8 on the Plan of Weakly and Dodds Subdivision of Lot 17 plan of Brooklin, of record in Book 57, page 126 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the westerly side of Weakley Avenue and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to A.C. Johnson by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee of record in Book 10762, page 471, said Register's Office for Davidson County, Tennessee.

This is known as 515 Weakley Avenue, Nashville, Tennessee 37207.

EXHIBIT "A" TO QUITCLAIM DEED
JOHNSON TO JERNIGAN BONDING, INC.

Tract 5

Being Par. No. 348.01 on the property map and record of Davidson County, Tennessee, Map 081-06-0.

Land in Davidson County, Tennessee, being parts of locts Nos. 3 and 4 on the map of the Wesley Hyde property, as of record in Minute Book 66, page 15, Chancery Court at Nashville, according to survey made by John M. Sullivan, Surv., on October 9, 1948:

Beginning at the Northwest corner of Lacy Street and 23 RD. Avenue North and running West with the North margin of Lacy Street 150 feet to a point; thence north parallel with 23 RD. Avenue 48 feet to a point; thence east parallel with Lacy Street 150 feet to a point in the West margin of 23 RD. Avenue thence South with West margin of 23 RD. Avenue North 48 feet to the point of the beginning.

Being the same property conveyed to A.C. Johnson by Quitclaim Deed from May F. Ward, et al. of record in Book 10843, page 67, said Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Ben Dickerson, et al. of record in Book 10843, Page 70, Register's Office for Davidson County Tennessee.

This property is commonly known as 2101 23rd Avenue, North, Nashville, Tennessee.

Tract 6

Being Par. No. 059.00 on the property map and record of Davidson County, Tennessee, Map 059-00-0.

Land in Davidson County, Tennessee more fully described at Deed Book 7380, Page 092 of record in the Register's Office of said county consisting of 3.31 acres, more or less.

Being the same property conveyed to A.C. Johnson by Quitclaim Deed from May F. Ward, et al. of record in Book 10843, page 82, said Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Ben Dickerson, et al. of record in Book 10843, Page 85, Register's Office for Davidson County Tennessee.

This property is commonly known as East Side of Buena Vista Pike, North of Moormans Arm Road.

EXHIBIT "A" TO QUITCLAIM DEED
JOHNSON TO JERNIGAN BONDING, INC.

Tract 7

Being Par. No. 141.00 on the property map and record of Davidson County, Tennessee, Map 098-05-0.

Being the same property conveyed to A.C. Johnson by Final Decree Confirming Sale from the Chancery Court for Davidson County, Tennessee of record in Book 10762, page 709, said Register's Office for Davidson County, Tennessee.

This property is known as Hunters Point Court.

EXHIBIT "A" TO QUITCLAIM DEED
JOHNSON TO JERNIGAN BONDING, INC.