QUIT CLAIM DEED

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

Davidson County DEEDQC
Recvd: 04/08/04 13:44 2pgs
Fees:13.00 Taxes:259.00
20040408-0040286

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 NUMBER:
Jernigan Bonding, Inc. % Moseley & Moseley, Attorneys at Law, P.C. Suite 300, 101 Church Street Nashville, Tennessee 37201-1609	Same	172-00-0 197.00

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, a certain tract or parcel of land in Davidson County, Tennessee, together with any hereditaments and appurtenances thereto appertaining, more fully described as follows:

> Land in Davidson County, Tennessee, being 1.97 acres located between Kinhawk Drive and Cody Hill Road, Nashville, Davidson County, Tennessee also described as parcel 172-00-0 Tax Map 197.00 of the Tax Assessor's for Davidson County, Tennessee.
>
> Being the same property conveyed to A.C. Johnson by Warranty Deed for Davidson County, Tennessee of record in Book 10762, page 705, said Register's Office for Davidson County, Tennessee.
>
> This is unimproved property commonly known as 1.97 acres located between Cody Hill Road and Kinhawk Drive, Nashville, Tennessee 37211.

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

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. Ousland
NOTARY PUBLIC

My commission expires: 11/24/07

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

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 $ 70,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

Kristin K Ousland
NOTARY PUBLIC

My commission expires: 11/24/07

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