03

Rocky Title
48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/26/04 09:24 2pgs
Fees:13.00 Taxes:1073.00

20040726-0088835

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: 3/14/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jernigan (NAME)	New Owner (NAME)	MAP 118-9
1000 Sutton Hill Road (ADDRESS)	(NAME) (ADDRESS)	PARCEL 142
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(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, Troy J. Smith and wife, Jeanie M. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Jernigan and wife, Melinda 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:

Being part of Lot Nos. 6 and 7 of Block "F" on the map of Battlefield Estates, Section 2 as of record in Book 843, page 108, Register's Office for said County, and described according to a survey showing the change of Lot Nos. 6 and 7 of Block "F" on the above plan made by S. R. Sanford, Jr., Civil Engineer, March 24, 1938, as follows:

Said parts of Lot Nos. 6 and 7 front 110 feet on the northerly margin of Sutton Hill Road and run back with the westerly margin of Craig Avenue 189.8 feet on the easterly line and 169.83 feet on the westerly line to a dead line on which they measure 77.2 feet.

Being the same property conveyed to Troy J. Smith and wife, Jeanie M. Smith by deed from Chavela J. Bell of record in Instrument No. 20000224- 0918112 Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 843, page 108, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1000 Sutton Hill Road, Nashville, TN 37204
(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 our hand S this 30th day of June, 2004

Troy J. Smith

Jeanie M. Smith

Jeanie M. Smith

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 Troy J. Smith and wife, Jeanie M. Smith

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2004.

Commission expires 3-26-05

PHYLLIS KEENAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.