THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 05/05/05 10:06 2 pgs
Fees:13.00 Taxes:314.50
20050505-0050537

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Vernon D. Criswell 3702 Baxter Avenue Nashville, TN 37216	Same as New Owner	Map 72-02-0 Parcel 108

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ALBERT L. JERNIGAN, joined by his wife, HILDA M. JERNIGAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto VERNON D. CRISWELL, a single man, hereinafter referred to as the "GRANTEE", his 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. 46 on the plan of E. B. Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 50 feet on the easterly margin of Baxter Avenue and extends back 174 feet on the northerly line and 195.54 feet on the southerly line to a dead line in the rear, measuring 52.2 feet thereon.

Also conveyed herewith is a 15-foot easement for ingress and egress across the rear portion of Lot 45 on the plan of E. B. Craig's Subdivision of the Crownover Property of record in Book 894 pages 640 and 641, Register's Office for Davidson County, Tennessee, as retained in Book 7046, page 252, said Register's Office.

BEING the same property conveyed to Albert L. Jernigan by deed from David M. Shearon and wife, Patricia W. Shearon, of record in Book 7324, page 965, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 3620A Baxter Avenue, Nashville, Tennessee 37216.

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.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Temporary and Permanent Easement of record in Book 8839, page 119, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 894, pages 640 and 641, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS" "GRANTEE"

Albert L. Jernigan
ALBERT L. JERNIGAN

Hilda M. Jernigan
HILDA M. JERNIGAN

Vernon D. Criswell
VERNON D. CRISWELL, a single man

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT L. JERNIGAN and wife, HILDA M. JERNIGAN, and VERNON D. CRISWELL, a single man, 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, at office, this the 29th day of April, 2005.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Vernon D. Criswell
Affiant

Sworn to and subscribed before me, this the 29th day of April, 2005.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005