Address of New Owner as Follows: Delores Jernigan 4462 Harpeth School Rd. Franklin, TN 37064	Send Tax Bills to: Chase Mortgage P.O. Box 9001871 Louisville, KY 40290-1871	Map 147-040 Parcel 126

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(E). This conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(E). No oath of value is required for this deed in accordance with the provisions of Tenn. Code Ann. §67-4-409(a)(5). **VERNON R. JERNIGAN and DOLORES Y. JERNIGAN, (Grantors),** do hereby grant and convey unto **DOLORES Y. JERNIGAN, ("Grantee"),** the following described real property situated in Davidson County, Tennessee, as follows:

Davidson County DEEDQC
Recvd: 10/17/05 10:00 3 pgs
Fees:17.00 Taxes:0.00
20051017-0124681

Land in Davidson County, Tennessee, and being the southerly part of Lot No. 296 on the Plan of Hillbrook Estates Section 5 as of record in Plat Book 3700, Page 73, Register's Office for Davidson County, Tennessee and described according to a survey by R.L. Montoya Land Surveying dated July 26, 1986, as follows: Beginning at an iron pin in the north margin of Richbriar Circle, said point being the south east corner of Lot No. 295, the south west corner of this described lot; thence, with the lines between said lots North 71 Degrees 40 minutes 12 sections West 207.02 feet to an iron pin; said point being the common corners for Lots 295 and 296; thence along the north line of this lot as follows: North 65 degrees 37 minutes East 30.00 feet to a point; thence, North 71 degrees 20 minutes 00 seconds East 50.2 feet to a point; thence North 67 degrees 37 minutes East 83.00 feet to a point, said point being the common corners for Lot 297 and this lot; thence, along their common line South 33 degrees 04 minutes 32 seconds East 121.31 feet to appoint in the north margin of Richbriar Circle; thence, with said margin with a curve to the left having a radius of 50 feet 33.68 feet to the point of beginning, containing 12,758 square feet 0.29 acres more or less.

Being the same property conveyed to Gilbert Blanks by Special Warranty Deed from Federal National Mortgage Association of

record in Book 7009, Page 498, Register's Office for said County. Being the same property conveyed to Vernon R. Jernigan and wife, Delores Y. Jernigan from Gilbert Blanks and wife, Stacey L. Blanks by Special Warranty Deed of record in Book 9270, Page 514, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, Building restrictions and setback lines, if any, easements and Rights-of-way for public utilities of record.

This is improved property known as 3675 Richbriar Avenue, Nashville, TN 37211.

This is improved property known as 3675 Richbriar Circle, Nashville, TN 37211.

SUBJECT TO current taxes and assessments, reservations in patents, all easements, rights-of-way, streets, encumbrances, liens, covenants, conditions, restrictions, declarations, obligations and liabilities as may appear of record, and all matters which an accurate survey or physical inspection of the real property would disclose, Grantors do hereby bind themselves and their successors to warrant and defend the title against the acts of Grantors and no other. No other warranties, express or implied, are given by Grantors by reason of this conveyance.

This transfer or real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA §1701j-3(d)(7). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal on this 24 day of June, 2005.

Vernon R. Jernigan
VERNON R. JERNIGAN, Grantor

Dolores Y. Jernigan
DOLORES Y. JERNIGAN, Grantor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, VERNON R. JERNIGAN and DOLORES Y. JERNIGAN, with whom I am personally acquainted, and who make oath and affirm that this Warranty Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement entered in that certain case styled Dolores Y. Jernigan vs.

Vernon R. Jernigan, filed in the Circuit Court for Williamson County, Tennessee, Docket Number II2K526. Transfer tax on this transfer is exempt under the provisions of T.C.A. Section 67-4-409, et seq.

Sworn to and subscribed before me this 24th day of June, 2005.

Mary Catherine Kelly
NOTARY PUBLIC

My commission expires: 05/10/09

