This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/31/06 12:58 2 pgs
Fees:13.00 Taxes:565.73
20060731-0092351

ADDRESS NEW OWNER:
Jason Nelms
4353 Chesney Glen Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:

Coldwell Banker Mtg
2001 Bishops Gate Blvd.
Mount Laurel, NJ 08054

MORTGAGEE:

MAP	**87-10**
GROUP	**A**
PARCEL	**37**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John P. Jernigan and wife, Sandra Y. Jernigan, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto Judy Nelms, a married woman and Jason D. Nelms, a married man, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Section 1B, Chesney Glen, of record in Plat Book 9700, page 289, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John P. Jernigan and wife, Sandra Y. Jernigan by deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation of record in Book 11319, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 4353 Chesney Glen Drive, Hermitage, Tennessee 37076.

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hands this the 22nd day of June, 2006.

John P. Jernigan

Sandra Y. Jernigan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, John P. Jernigan and wife, Sandra Y. Jernigan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2006.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $152,900.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2006.

NOTARY PUBLIC

JAI KEHEW STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: