WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 89,900.00

Casey Brewington
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01752 JERNIGAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Clarence A. Jernigan	Same	71-15-35.00
217 Lucile Street		
Nashville, TN 37207		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ADONAY A. GIRON, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CLARENCE A. JERNIGAN, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 217 Lucile Street, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 My hand on the 29th day of September, 2006.

Adonay A. Giron

Adonay A. Giron

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, ADONAY A. GIRON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of September, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/11/06 13:52 2 pgs
Fees:13.00 Taxes:332.63

20061011-0126456

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE MAP OF EASTMORELAND PLACE, AS OF RECORD IN BOOK 161, PAGE 170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. SAID LOT NO. 63 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LUCILE STREET AND RUNS BACK BETWEEN PARALLEL LINES 135 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ADONAY A. GIRON, A MARRIED MAN, BY CASH DEED FROM ALPHONSO JACKSON, SECRETARY OF HOUSING AND URBAN DEVELOPMENT, RECORDED DECEMBER 16, 2005 AT INSTRUMENT NO. 20051216-0151290, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Said property is not now, nor never has been, the principal residence of said Grantor.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.