RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

James E. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 2007

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 9.30.09
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Gregory	Countrywide Home Loans, Inc.	MAP 061-02
(NAME)	(NAME)	
713 Stanvid Drive	801 Crescent Centre Drive #510	PARCEL 107.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(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, Charles Howard Jernigan and Linda Faye Johnson and Ricky Dean Jernigan and Dorothy Ann Rutherford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Gregory, Unmarried

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. 169 on the Plan of Gra-Mar Acres, Section Six, of record in Book 2331, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Vernon H. Jernigan and wife, Mary Estelle Jernigan, by deed dated November 25, 1970, from Tom Fancher and wife, Carolyn B. Fancher, of record in Book 4464, page 498, Register's Office for Davidson County, Tennessee; the said Vernon H. Jernigan and wife, Mary Estelle Jernigan, having since conveyed a remainder interest in the subject property to Charles Howard Jernigan, Linda Faye Johnson, Ricky Dean Jernigan and Dorothy Ann Rutherford by Quitclaim Deed dated March 1, 2002, of record as Instrument No. 20020306-0028145 in said Register's Office, reserving unto themselves a life estate with full power and authority to dispose of and convey in fee; the said Vernon H. Jernigan having since died on June 12, 2006, and the said Mary Estelle Jernigan having since died on November 11, 2006.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS

Davidson County DEEDWARR
Recvd: 03/01/07 13:14 2 pgs
Fees:13.00 Taxes:517.63
20070301-0025420

unimproved ( )
This is improved (X) property, known as 713 Stanvid Drive, Nashville, TN 37216
(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 28th day of February 2007

Charles Howard Jernigan

Ricky Dean Jernigan

Linda Faye Johnson

Dorothy Ann Rutherford

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 Charles Howard Jernigan and Linda Faye Johnson and Ricky Dean Jernigan and Dorothy Ann Rutherford

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 Goodlettsville, Tennessee, this 28th day of February, 2007.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 _____ to be the _____ 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