2

Davidson County DEEDWARR
Recvd: 09/17/08 15:03 2 pgs
Fees:13.00 Taxes:517.63

20080917-0095151

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2008.

Notary Public

My commission expires: July 25 2012
(AFFIX SEAL)

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 25, 2012

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victor Samano-Perez	**Southeast Financial Federal Credit Union**	**Map 147-040, Parcel 126**
3675 Richbriar Circle	**220 South Royal Oaks Blvd.**	
Nashville, TN 37211	**Franklin, TN 37064**	

FOR AND IN 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 ACKNOWLEDGE, I,

Delores Y. Jernigan, married

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

Victor Samano-Perez

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, 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' 12" West 207.02 feet to an iron pin; said point being the common corners for Lors 295 and 296; thence along the north line of this lot as follows: North 65 degrees 37' East 30 feet to a point, thence, North 71 degrees 20 minutes 00 seconds East 50.2 feet to a point, thence North 67 degrees 37' 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' 32" East 121.31 feet to a point in the north margin of Richbriar Circle; thence, with said margin with a curve to the left having a redius 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 Vernon R. Jernigan and wife, Delores Y. Jernigan by deed from Gilbert Blanks and wife, Stacey L. Blanks of record in Book 9270, Page 514, Register's Office for Davidson County, Tennessee. The said Vernon R. Jernigan and Dolores Y. Jernigan having quitclaimed to Dolores Y. Jernigan, by Quitclaim Deed of record in Instrument No. 20051017-0124681, Register's Office for Davidson County, Tennessee,. as pursuant to a domestic settlement agreement.

Vernon R. Jernigan joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Delores Y. Jernigan.

This conveyance is subject to taxes for 2008 and subsequent years, easements, and restrictions of record.

This is improved (✓) Unimproved (____) property, known as **3675 Richbriar Circle, Nashville, TN 37211**

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 Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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 my/our hand(s) this 15th day of September, 2008.

Vernon R. Jernigan
By: Mark Lonsway
His Attorney-In-Fact

Delores Y. Jernigan
By: Mark Lonsway
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mark Lonsway with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Vernon R. Jernigan and wife, Delores Y. Jernigan, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Vernon R. Jernigan and wife, Delores Y. Jernigan the within named bargainor(s) by the said Mark Lonsway as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 15th day of September, 2008.

NOTARY PUBLIC

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY