Davidson County DEEDWARR
Recvd: 12/18/08 09:19 3 pgs
Fees:18.00 Taxes:1480.00
20081218-0121023

Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman, et al.		Map: 117-14
102 Woodmont, Blvd., Ste. 209	Same	
Nashville, TN 37205		Parcel: 130.00
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 205, Nashville, Tennessee 37205 *From information furnished by the client.*		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency all of which are hereby acknowledged, **The Ben F. House Living Trust dated June 28, 1996, Ben F. House Trustee** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Brian Jernigan,** (The "Grantee(s)"), his heirs and assigns, Grantor's 50% interest as a Tenant in Common in a certain parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot 35 and the easterly 30 feet of Lot 36 on the Map of Part 2, George Water's Subdivision of record in Book 1130, Page 68, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, Sumner and Cannon, dated September 29. 1983, as follows:

Beginning at an iron pin in the southerly margin of Bandywood Drive, said pin being the northwesterly corner of the property conveyed to Sam K. Harwell and Ben Griffith of record Book 4168, Page 400, said Register's Office; thence South 1 34° West 294.7 feet to an iron pin; thence North 88 34° West 90.0 feet to an iron pin in the southeasterly corner of the property conveyed to Finis R. Sharp and wife, record in Book 3618, page 97, said Register's Office; thence North 1°34 East 294.4 feet to an iron pin in the southerly margin of Bandywood Drive; thence with the margin of the same, South 88 45° East 90.0 feet to a point of beginning .

Being the same property conveyed to James A. Crossman and Ben F. House as tenants in common by Special Warranty Deed from Coventry Partners as recorded in Instrument Number 20000831-0086394. Register's Office for Davidson County, Tennessee and by Quit Claim Deed as to Ben F. House 50% interest as a Tenant in Common by Quit Claim Deed as recorded in Instrument Number 20060525-0061411.

This conveyance is subject to:

1. Taxes for the year 2008 and subsequent years.

2. All matters appearing on the Plan of record in Book 2331, Page 4, of said Register's Office.

3. Restrictions of record in Book 2333, Page 629, of Said Register's Office.

This is improved property known as 2209 Bandywood Drive, Nashville, Tennessee 37215.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $400,000.00.

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 17th day of DECEMBER 2008

Notary Public

MY COMMISSION EXPIRES 7/3/12

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17TH day of DECEMBER, 2008.

Ben F. House Revocable Living Trust dated June 28, 1996

By Ben F House Trustee

Ben F. House, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17TH day of DECEMBER, 2008, before me personally appeared Ben F. House, Trustee of the Ben F. House Revocable Living Trust dated June 28, 1996, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as Trustee of the Ben F. House Revocable Living Trust dated June 28, 1996 representing his free act and deed, Trust as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 17TH day of December 2008.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/3/12

