Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James A. Crossman, et al.		Map: 117-14
4420 Herbert Place	Same	
Nashville, TN 37215		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.*		

Davidson County DEEDWARR
Recvd: 02/12/09 10:26 3 pgs
Fees:18.00 Taxes:118.40
20090212-0012286

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, **Brian Jernigan** (The Grantor) has bargained and sold, and by these presents do transfer and convey unto, **James A. Crossman,** (The "Grantee(s)"), his heirs and assigns, Grantor's 8 1/3 % interest as a Tenant in Common for 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 part of the same property conveyed to Brian Jernigan by Warranty Deed from the Ben F. House Living Trust dated June 28, 1996 Ben F. House, Trustee as recorded in Instrument Number 20081218-0121023. Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2009 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.**

4. First Amendment to Real Estate Deed of Trust with Assumption and Release recorded in Instrument 20081218-0121024 which amends Deed of Trust recorded in Instrument 20080306-0022890. Register's office for Davidson County, TN.

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 $32,000.00.

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

COMMISSION EXPIRES 7/3/12

Affiant

Subscribed and sworn to before me this 7th day of FEBRUARY, 2009

Notary Public

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 11 day of FEBRUARY, 2009.

By_____
Brian Jernigan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared BRIAN JERNIGAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11TH day of FEBRUARY 2009.

Joseph V. Ferrelli
Notary Public

My Commission Expires: 7/3/12

JOSEPH V. FERRELLI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY