THIS INSTRUMENT PREPARED BY:
John L. Van Cleave
Watkins & McNeilly, PLLC
214 Second Avenue North, Suite 300
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20090086625 DEEDWARR
Recvd: 12/28/09 10:43 5 pgs
Fees:28.00 Taxes:555.00
20091228-0117143

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Jennings 336 Thunder Place Hermitage, Tennessee, 37076	(same)	Map & Parcel: 064120A33600CO

FOR AND IN CONSIDERATION of Ten ($10.00) cash in hand paid and other good and valuable consideration, we, SARA KATE JENNINGS, JAMES E. AGEE and JULES DONALD JERNIGAN, JR., Trustees of The J.D. JERNIGAN, SR. FAMILY TRUST u/t/a dated August 15, 1978, as amended, hereinafter "Grantors", have this day bargained and sold and do hereby transfer and convey unto CHARLES T. JENNINGS, a married person, his heirs and assigns, that certain tract or parcel of real property, together with any and all improvements located thereon, located in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 336, Fox Run Condominiums, Second Revision – Part of Sec. 2 and First Revision – Part of Sec. 1, of record in Book 6250, page 118, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.
>
> Being the same property conveyed to J.D. Jernigan, Sr., Family Trust, Lee M. Jernigan, Trustee by Warranty Deed of record in Book 10258, Book 199, Register's Office, Davidson County, Tennessee, the said Lee M. Jernigan having since died and Jules Donald Jernigan, Jr. having succeeded her as a Trustee.

Said improved property is known 336 Thunder Place, Hermitage, Tennessee, 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for the following:

(i) Lien for real property taxes for the current year and subsequent years;

(ii) All matters shown on Plans of record in Plat Book 6250, page 118, and Plat Book 4860, page 52, Register's Office, Davidson County, Tennessee;

(iii) Easement to First Suburban Water Utility District of record in Book 8035, page 646, Register's Office, Davidson County, Tennessee;

(iv) Charter of Fox Run Condominium Homeowners Association of record in Book 5208, page 188, Register's Office, Davidson County, Tennessee;

(v) The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 *et seq.* of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Fox Run Section One, of record in Book 4956, page 582; amended by Amendment to Master Deed Fox Run Section One, of record in book 8510, page 92, Register's Office, Davidson County, Tennessee, and in Master Deed establishing a Horizontal Property Regime of Fox Run Section Two, of record in Book 5532, page 713; corrected by Deed of Correction of Master Deed of record in Book 5895, page 516; and Second Deed of Correction of Master Deed of record in Book 5936, page 301; amended by Deed of Amendment to Master Deed of record in Book 6370, page 817; and Amendment to Master Deed Fox Run Section Two of record in Book 8510, page 95; said Register's Office; and Bylaws of record in Book 4956, page 590; amended in Book 5174, page 609; Book 5548, page 852; Book 5564, page 582; Book 5896, page 1; Book 8510, page 100, Register's Office, Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors covenant and convey in their fiduciary capacity only and not individually.

WITNESS our hands this _____ day of December, 2009.

Sara Kate Jennings

SARA KATE JENNINGS, Trustee

James E. Agee

JAMES E. AGEE, Trustee

Jules Donald Jernigan, Jr.

JULES DONALD JERNIGAN, JR., Trustee

JANICE W. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John L. Van Cleave, a Notary Public of the State and County aforesaid, personally appeared SARA KATE JENNINGS, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2009.

Notary Public

JOHN VAN CLEAVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

7-8-2013

My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Janice Thomas, a Notary Public of the State and County aforesaid, personally appeared JAMES E. AGEE, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, TN, this 22 day of Dec, 2009.

Janice Thomas
Notary Public

My Commission Expires:

3-4-13

JANICE W. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOHN L. VAN CLEAVE, a Notary Public of the State and County aforesaid, personally appeared JULES DONALD JERNIGAN, JR., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of December, 2009.

Notary Public

JOHN VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013

My Commission Expires:

7-8-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Charles Jernigan
Affiant

SUBSCRIBED AND SWORN to before me this 23rd day of December, 2009.

Notary Public
My Commission Expires: 7-8-2013