This Instrument Prepared By:
Larry K. Tolbert, Attorney
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Gary D. Jernigan & Lynn M. Jernigan
2627 Galahad Drive
Murfreesboro, TN 37127

SEND TAX BILL TO:
New Owner

MAP/PARCEL
53-16-159

MORTGAGEE:
MidSouth Bank
One East College Street
Murfreesboro, TN. 37130

BILL GARRETT, Davidson County
Trans:T20120050585 DEEDWARR
Recvd: 07/10/12 09:55 2 pgs
Fees:13.00 Taxes:268.25
20120710-0060432

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Helen H. Walker, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Gary D. Jernigan and Lynn M. Jernigan, husband and wife,** 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:

BEING all of **Lot No. 9, Jackson's Landing Estates,** according to plat and survey of same appearing of record in Plat Book 7900, page 679, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Charles Edward Walker and wife, Helen H. Walker, by deed dated February 17, 1995, of record in Book 9691, page 340, said Register's Office. The said Charles Edward Walker died December 13, 2008, leaving Helen H. Walker as the surviving tenant by the entirety.

Subject to all matters of plat as recorded in Plat Book 7900, page 679, said Register's Office; see also, agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 9290, page 832, said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 219 Pitts Avenue, Old Hickory, Tennessee 37138.

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, GRANTOR does covenant with the said GRANTEES that she is 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, GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the 9TH day of July, 2012.

Helen H. Walker

HELEN H. WALKER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned Notary Public in and for said County and State, **Helen H. Walker**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 9TH day of July, 2012.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 8-18-12

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$72,500.00.**

Mary W. Jernigan

AFFIANT

Subscribed and sworn to before me on this 9TH day of July, 2012.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 8-18-12