ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Brian M. Jernigan and Scott Burns 124 Taggart Ave. Nashville, TN 37205	124 TAGGART AVE NASHVILLE, TN 37205	103-02-0-059

This instrument prepared by: Weldon B. White, Jr., Attorney at Law, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

BILL GARRETT, Davidson County
Trans:T20130016302 DEEDWARR
Recvd: 02/27/13 13:11 3 pgs
Fees:18.00 Taxes:514.04

20130227-0019631

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, James A. Crossman (The" Grantor") has bargained and sold, and by these presents does transfer and convey to Brian M. Jernigan a twenty five percent tenant in common undivided interest and to Scott Burns a twenty five percent tenant in common undivided interest, (The "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the map of C.C. Vernon's Farm, of record in Book 161, page 164, Register's Office for said County, being part of Lots 4 and 5 on an unregistered plan of a subdivision of said Lot No. 20 made by W. B. Southgate, Surveyor, May 30, 1929, as follows:

Beginning on the new relocated northerly margin of Burges Avenue at the corner of Lots 3 and 4 on said unrecorded plan; thence with the line between Lots 3 and 4 and 5 northerly 90 feet to the corner of Lots 5 and 6; thence with the line between said 2 lots westerly 107.8 feet to the easterly margin of White Bridge Road; thence with the same southereasterly 50.5 feet to the beginning of a curve; thence around said curve having a radius of 2,818.79 feet southerly 5.6 feet to the northerly margin of Burges Avenue; thence with the same around a curve having a radius of 44 feet southeasterly 57.7 feet; thence continuing with the northerly margin of said Burges Avenue, south 85 deg. 00' east 44 feet to the beginning.

Being the same property interest conveyed to James A. Crossman by deed of record as Instrument No. 20130102-0000361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2013 and subsequent years, a lien not yet due and payable.

This is improved property commonly known as 300 White Bridge Pike, Nashville, TN 37209 and the description is the same as in the prior deed of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $138,930.38.

Affiant

Subscribed and sworn to before me this 20th day of December, 2013.

Notary Public

My commission expires: 11.3.15.

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, their 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 himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

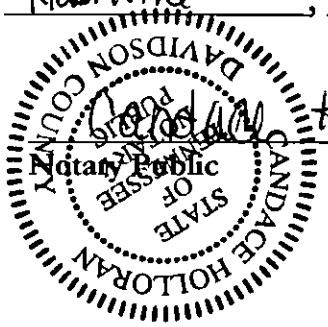
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 20th day of December, 2013.

James A. Crossman

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public, in and for said County and State, duly commissioned and qualified, personally appeared James A. Crossman, to me known to the person described in (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument, and acknowledged he executed the same for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, **this** 26th **day of** Dec., **2013.**



Notary Public

My Commission Expires: 11-3-15