BOOK 7078 PAGE 197

DEC 23 9 28 AM '96
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7579

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Annette S. Clendenen
2258 Lebanon Road - Unit 44
Nashville, TN 37214

MORTGAGEE:
Cameron-Brown Mortgage Co.

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Field Book No. 3DZ-86072
Map & Parcel No. 95-3-A44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged I, **Charles H. Turner** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Annette S. Clendenen,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the Third Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 44 of Magnolia Square Condominiums as of record in Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being a part of the same property conveyed to Charles H. Turner by virtue of a deed from Thomas L. Goddard as of record in Book 4583, page 507, Register's Office for Davidson County, Tennessee.

Virginia W. Turner, spouse of Charles H. Turner, joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 2258 Lebanon Road, Unit 44, Nashville, TN 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 702, as amended in Book 6685, page 253, Register's Office for Davidson County, Tennessee, which is the Master Deed for Magnolia Square Condominiums.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 16th day of December, 1986.

Charles H. Turner
CHARLES H. TURNER

Virginia W. Turner
VIRGINIA W. TURNER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles H. Turner and wife, Virginia W. Turner,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 16th day of December, 1986.

Mirabelle H. Criscoe
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $55,900.00.

Annette S. Gladney
AFFIANT

Subscribed and sworn before me
this 16th day of December, 1986.

Mirabelle H. Criscoe
NOTARY PUBLIC

My Commission Expires: 6-18-90

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

5[illegible] CAMT
150.00 CSTAX
.50 PRFE
0.00 WDE
CHEK 163.02-1
02/03/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 7.9 9

IDENTIFI REFERENCE

Dec 23 9 28 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26004