BOOK 8495 PAGE 544 Bk 58

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,620.00
Melanie R. Pentecost
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November 19 91
Notary Public
MY COMMISSION EXPIRES: 5/24/92 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell, 315 Deaderick St., Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Pentecost (NAME)	First American National Bank (NAME)	Map 60-5
3021 Capps Drive (ADDRESS)	P.O. Box 241954 (ADDRESS)	Parcel 10
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Henry Lee Turner, Ray Franklin Turner, Dorothy Elliott, Lean Sue Turner Barnes, Executrix, and Ruffin T. Turner, Heirs and Ruffin T. Turner as Executor HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Pentecost and wife, Melanie R. Pentecost

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 Lot No. 65 on the Plan of Aldrich Heights, SEction III, as of record in Book 2663, page 49, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Capps Drive at the corner of Lots 65 and 64; thence with the line between said lots southwesterly 262.3 feet to the line of Lot No. 62; thence with the line between Lots 62 and 65, southerly 75.5 feet to a concrete monument; thence easterly 72.2 feet to a concrete monument; thence southerly 50.7 feet to a corner of Lot 66; thence with the line between Lots 65 and 66, northeasterly 278.5 feet to the margin of Capps Drive; thence with the margin of the same, northwesterly around a slight curve, 85 feet to the point of beginning.

Being the same property conveyed to Jacob F. Turner and wife, Virgie Lula Turner by deed of record in Book 4277, page 158, Register's Office for Davidson County, Tennessee. Jacob F. Turner and Virgie Lula Turner now being deceased leaving said property to Cassie Lee Turner (including a life estate), Rosco Turner, John Turner, and Ruffin T. Turner by Will of record in Probate Court for Davidson County, Docket No. 97543. John Turner and wife, having since died intestate leaving his interest to his wife's only child, Dorothy Elliott. Rosco Turner and wife, having since died leaving his interest to Henry Lee Turner and Ray Franklin Turner, his will is of record in Book 8177, page 285, RODC, TN. Cassie Lee Turner is no longer able to maintain the property, nor act in her own behalf, Probate Court issued an order to proceed with the sale of this property of record in Book 8495, Page 539, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to the 1991 taxes, paid, prorated and assumed by the grantees the day of closing; all matters as set out on the plan of record.

unimproved ( )
This is improved (X) property, known as 3021 Capps Drive (House Number) (Street) Nashville, TN 37207 (P.O. Address) (City or Town) (Postal Zip)

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 hand S this 22nd day of November 19 91

X Henry Lee Turner By Ruffin T. Turner P.O.A. X Ray Franklin Turner By Ruffin T. Turner P.O.A.
Henry Lee Turner, by Ruffin T. Turner, P.O.A. Ray Franklin Turner, by Ruffin T. Turner, POA

X Dorothy Elliott, By Ruffin T. Turner P.O.A. X Lena Sue Turner By Ruffin T. Turner P.O.A.
Dorothy Elliott, by Ruffin T. Turner, P.O.A. Lena Sue Turner by Ruffin T. Turner, POA

X Ruffin T. Turner
Ruffin T. Turner

X Ruffin T. Turner, Executor
Ruffin T. Turner, Executor

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann B Waddell, a Notary Public in and for said County and State, the within named Ruffin T. Turner

the bargainor he, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of Novmeber, 19 91.

Commission expires 5/20/92

Ann B Waddell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ann B Waddell, a Notary Public within and for the State and County aforesaid, personally appeared Ruffin T. Turner and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged he is to be the Attorney in Fact and the Executor and _____ respectively of the Estate of Jacob F. Turner the within named bargainor, and corporation, and that he as such Attorney in Fact and Executor being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruffin T. Turner as such Attorney in fact & Executor, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 22nd day of November, 19 91.

My commission expires 5/20/92

Ann B Waddell
Notary Public

6.5 | 4.9

IDENTIFICATION REFERENCE

Nov 27 9 11 AM '91

FEE

WARRANTY DEED
FROM

TO

RETURN TO:

2997 11/27 0101 03CHECK 172.02

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

CAMT 44620.00
CON TX 165.02
PRFEE 1.00
WDEED 6.00
TOTAL 172.02
CHECK 172.02

11/27/91 01 09:14 0001 2997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5 I 4.9

IDENTIFICATION

Nov 27 9 11 AM '91

No. 480054