09684

IDENTIF. & REFERENCE

94 NOV 17 AM 10:21

DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

BK 9522 PG 890

ADDRESS NEW OWNER:
Millennium Properties, Inc.
P. O. Box 271633
Nashville, TN 37227-1633

MORTGAGEE:
Charles H. Turner, et ux
P. O. Box 957
Old Hickory, TN 37138

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 75
Parcel 149
FB No. 4D 93406

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, we, **Charles H. Turner and wife, Virginia W. Turner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Millennium Properties, Inc.,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being tract 1 on the Plan of the Re-Subdivision of Hermitage Inn Subdivision as of record in Plat Book 7900, page 274, Register's Office for Davidson County, Tennessee, for which plat reference is hereby made for a more complete description.
>
> Being a part of the same property conveyed to Charles H. Turner and wife, Virginia W. Turner, by deed from D. Jefferson Herring, Trustee, as of record in Book 7300, page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as 4130 Lebanon Pike, Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and easements, covenants and conditions as shown on the Plan of record in Plat Book 7900, page 274, Register's Office for Davidson County, Tennessee.

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 15th day of November, 1994.

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 15th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 10/1/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $307,500.00.

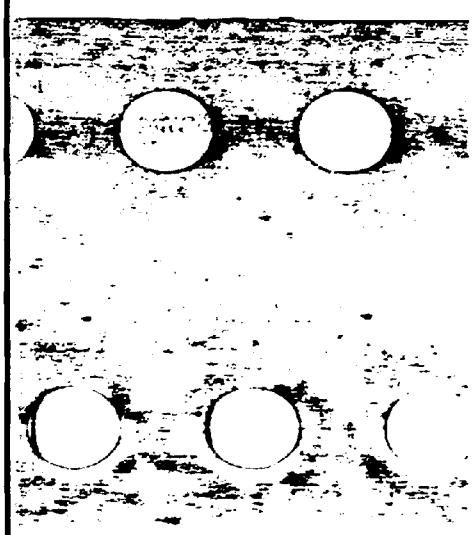
Randall W Clemons President
AFFIANT

Subscribed and sworn to before me this 15th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 10/1/95

4807 11/17 0101 03CHECK 1146.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9522 PG 892

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	STATE TAX CONVEY
WC	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

DAMT	
	307500.00
DON TX	1137.75
PRFEE	1.00
WDEED	8.00
TOTAL	1146.75
CHECK	1146.75

11/17/94 01 10:21 0001 4807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. ↑ REFERENCE

94 NOV 17 AM 10:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 854873