0417329

IDENTIF. # REFERENCE

BOOK 10856 PG 299

MAIL TAX

After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

98 MAR 27 AM 8:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,**Albert Turner and wife, Dianne Turner,** (hereinafter referred to as "Grantors") have this day bargained and sold and does hereby transfer and convey unto **Gerardo Salazar,** (hereinafter referred to as "Grantees")their heirs and assigns, forever, that certain parcel of real estate located in ~~Wilson~~ County, State of Tennessee, and being described as follows, to-wit:

Davidson

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, his/her/their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of March, 1998.

Albert Turner

1341 03/27 0101 03CHECK 271.63

Dianne Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Albert Turner and wife, Dianne Turner** , the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed for the purposes therein contained.

Witness my hand and official seal this 20th day of March, 1998.

Notary Public

My Commission Expires: 2-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

[redacted]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of March, 1997.

Notary Public

My Commission Expires: 2-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS: Map 86, Group 16, Parcel 53.00

ADDRESS NEW OWNER:
Gerardo Salazar
4421 Gina Brooke Drive
Nashville, TN

SEND TAX BILLS TO:
Franklin Am. Mtg.
214 Overlook Court, #150
Brentwood, TN.
37027

EXHIBIT A

BOOK 10856 PG 301

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 134 on the Plan of Gina Brooke Subdivision, of record in Plat Book 5800 at page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dianne L. Springer, now known as Dianne Turner, by Warranty Deed from Mary E. Tompkins Ross, married, dated December 12, 1991 and recorded December 17, 1991 in Book 8509, page 413, Register's Office for Davidson County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10856 PG 302

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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 271.63
CHECK 271.63

03/27/98 01 08:06 0001 1341

04 17329
IDENTIF. ↑ REFERENCE

98 MAR 27 AM 8:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1271623