WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, PLC, SUITE 1100, NATIONSBANK PLAZA, NASHVILLE, TN 37219.

GRANTOR: GREGORY G. TURNER

GRANTEE: CELIA H. TURNER

BOOK 11356 PG. 254

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
Celia H. Turner 764 Hill Road Brentwood, TN 37027	Same	Map 160-7 Parcel 23

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FOR AND IN CONSIDERATION of no financial consideration but for the purpose of vesting in Grantee all of Grantor's interest in the below described property heretofore held by Grantor and Grantee as tenants by the entirety, acting pursuant to T.C.A. Section 66-1-110, **GREGORY G. TURNER, GRANTOR**, does hereby bargain, sell and convey to **CELIA H. TURNER**, her heirs, successors and assigns, that certain parcel of real estate (the "Property") located in Davidson County, Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being the southerly 25 feet of Lot No. 11, the easterly part of Lot No. 17 and the westerly part of Lot No. 18 on the unrecorded plan of the subdivision of the Baxter 110 acre tract of land east of Franklin Pike, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 15, 1957, as follows: Said parts of Lots No. 17 and 18 are described together as follows: Beginning in the center of Hill Road 1358.2 feet east of the center of the Old Franklin Pike; thence North 5 degrees East 488.8 feet to a fence post; thence South 85 degrees East along a wire fence and hedge row 170.6 feet to a stake at the northwest corner of the property conveyed to James N. Smoot and wife, by deed from Melvin L. Putnam and wife, of record in Book 2645, Page 559, Register's Office for said County; thence with said Smoot's westerly line South 5 degrees West 488.8 feet to the center of Hill Road;

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A).

Celia H. Turner
Affiant

Sworn to and subscribed before me, this the 25th day of February, 1999.

Notary Public

My Commission Expires: May 27, 2001

NOTARY PUBLIC AT LARGE

237799.1 2/17/99

thence with the center of same North 85 degrees West 170.6 feet to the beginning. Said Lot No. 11 is described as follows: Beginning at a point in the center of an unnamed street at the southwest corner of a part of a part of Lot No. 11 conveyed to Eugene C. Pilcher and wife, by deed from Melvin L. Putnam and wife, of record in Book 2153, Page 295, Register's Office for said County; thence with the southern boundary of said Pilcher property, South 85 degrees East 445.6 feet to Pilcher's southeast corner, said point being in the western boundary line of Lot No. 12 on said plan; thence with the line between said Lots Nos. 11 and 12, South 5 degrees West 25 feet to the common corner of Lots Nos. 11, 12, 18 and 19 on said plan; thence with the line between Lots No. 11 and 18, North 85 degrees West 445.6 feet to the center of said unnamed street, the common corner of Lots Nos. 10, 11, 17 and 18 on said plan; thence with the center of said street and the line between said Lots Nos. 10 and 11, North 5 degrees East 25 feet to the beginning.

Being the same property conveyed to Gregory G. Turner and wife, Celia H. Turner, by Warranty Deed (the "Deed") of record in Book 9401, page 49, Register's Office for Davidson County, Tennessee.

This is the same description as in the Deed.

The Property is improved property known as 764 Hill Road, Brentwood, Tennessee 37027.

This conveyance is expressly made subject to taxes and assessments for the current year, all matters assumed or accepted by the grantees in the Deed, all matters created by Grantor and/or Grantee after the date of the Deed and all relevant zoning and codes regulations.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property and the Property is unencumbered and unrestricted except as to those matters set forth above, to which this conveyance is expressly made subject.

Except as to those matters set forth above, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of February, 1998.

GREGORY G. TURNER

PICKUP

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER
99FEB25 PM 2:21

0553363

IDENTIF. & REFERENCE

14.00 RECORDED TOTO 5/20 1340

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STATE OF TENNESSEE)
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Personally appeared before me, Melissa M. Scott, a Notary Public of said County and State, GREGORY G. TURNER, the within named bargainor, 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, at office, this 25th day of February, 1999.

M. Scott
Notary Public

My Commission Expires: May 27, 2001

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