BOOK 11391 PG. 551

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

Dwayne T. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF March 19 99

Regina Symonette
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 28, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Excel Real Estate & Development,	EXCEL REAL ESTATE & DEVELOPMENT	71-5-93
(NAME)	(NAME)	
1717-1719 Rogers Avenue	2107 BUENA VISTA PIKE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE, TN. 37218	
(CITY) (STATE) (ZIP)	(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, Clarice Turner ,unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Excel Real Estate & Development,Co.

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:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of the resubdivision of part of Lots 289-291 of Scruggs Brooklyn Heights, of record in Book 11190, Page 27, Register's Office for Davdison County, Tennessee.

Being the same property conveyed to John H. Turner, Jr. and wife, Clarice Turner by deed from John H. Turner, Sr., a widower, of record in Book 3709, Pge 343, said Register's Office. Also being the same property conveyed to John H. Turner and wife, Clarice M. Turner by deed from John H. Turner, Sr. and wife, Mary E. Turner of record in Book 2642, Page 503, said Register's Office. Also being part of the same property devised to John H. Turner, Jr. by the Last Will and Testament of John H. Turner, Sr. of record in Will Book 82, Page 275, Seventh Circuit Court, Probate Division for said County. The said John H. Turner, Jr. having since died.

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

PICK-UP

99 MAR 19 AM 9:32
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

056322
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 1717-1719 Rogers Avenue, Nashville, TN 37207
(House Number) (Street) (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 my hand this 19th day of March 19 99

Clarice Turner
Clarice Turner

BOOK 11391 PG. 552

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarice Turner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19 day of March 19 99

Commission expires My Commission Expires July 28, 2001

Regina Symmetta
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0640 03/19 0101 9170 $59.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11391 PG. 553

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563221
IDENTIF. & REFERENCE

99 MAR 19 AM 9:32

REGISTER
DAVIDSON COUNTY, TN

CAMT	13000.00
CON TX	48.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	59.10
CHECK	59.10

03/19/99 01 09:31 0001 0840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439949