WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December AT 1999

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires 5-27-03

Instr:200001050001386 Page: 1 OF 2
REC'D FOR REC 01/05/2000 11:09:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $338.18

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 170 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo Lillard (NAME)	America's Wholesale Lender (NAME)	72-10-122
2832 Bronte Ave. (ADDRESS)	155 North Lake Avenue (ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Pasadena, CA 91109 (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, Orlando W. Turner and wife, Glorideen E. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo Lillard

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:

Property located at: 2837 Bronte Avenue, Nashville, Davidson County, State of Tennessee, 37216, AND:

Land in Davidson County, Tennessee, being a part of the A.F. Primrose Property as shown on the Map of the E.B. Rucker Land, said property shown on the map recorded in Book 1130, page 20, Register's Office for Davidson County, Tennessee.

Beginning on the property margin of Bronte Avenue at a point 167.1 feet southwardly from the southwest corner of said Avenue and Litton Avenue; thence with the westerly margin of Bronte Avenue southwardly 75 feet; thence westwardly 116.8 feet; thence northwardly 75 feet; thence eastwardly 118.2 feet to the beginning.

Being the same property conveyed to Orlando W. Turner and wife, Glorideen E. Turner by deed dated 12/31/64, from Thelma Irvin Johnston, filed for record on 01/06/65, in Book 3848, page 257, Register's Office for Davidson County, Tennessee. Orlando W Turner and Orlando W Turner, SR. are one and the same person.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.

unimproved ( )
This is improved (X) property, known as 2832 Bronte Ave., Nashville, Tennessee 37216
(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 our hand s this 31st day of December 1999

Orlando W. Turner 12-31-99

Orlando W. Turner

Glorideen E. Turner 12-31-99

Glorideen E. Turner

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 Orlando W. Turner and wife, Glorideen E. Turner

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 21st day of December, 1999.

Commission expires _____

Shelly Carpenter
Notary Public

SHELLY CARPENTER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires 5-27-03

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 _____, _____.

My commission expires _____

_____
Notary Public

O.W.T Jr
G.E.T.