Instr:200003200028022 Page: 1 OF 2
REC'D FOR REC 03/20/2000 11:39:06AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $44.40

PREPARED BY:
Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **9th** day of **March, 2000** between **LILLIAN STEWART, an unmarried woman, and LUCILLE SULLIVAN, an unmarried woman** , GRANTOR, and **EDD TURNER and SANDRA TURNER, husband and wife** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING Lot No. 149 on the Plan of Sharp & Crutcher's addition to Northeast Nashville, as of record in Book No. 57, page 82 Register's Office for Davidson County, Tennessee SAID Lot No. 149 fronts 50 feet on the Westerly side of North Seventh Street and runs back between parallel lines 165 feet to an alley.

BEING the same property conveyed to Mrs. Marie Armistead by Will from Mrs. Helen Cole of record in Book 71, page 459, Register's Office, Davidson County, Tennessee. Mrs. Marie Elizabeth Armistead has since died intestate leaving two daughters as her only heirs. They are Lillian Stewart and Lucille Sullivan, both unmarried.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000 which have been prorated and assumed by the Grantee(s); and all matters in Plat Book 57, Page 82.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Lillian Stewart
LILLIAN STEWART
Signature of Seller

Lucille Sullivan
LUCILLE SULLIVAN
Signature of Seller

INDIVIDUAL
STATE OF OHIO)
COUNTY OF HAMILTON)

Personally appeared before me, a Notary Public of said County and State, **LILLIAN STEWART, an unmarried woman, and LUCILLE SULLIVAN, an unmarried woman** , the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **9th** day of **March, 2000.**

Notary Public

PA[illegible] GREEN
N[illegible] State of Ohio
M[illegible] Expires July 28, 2002

My Commission Expires:_____

Name and Address of Property Owner:

EDD TURNER and SANDRA TURNER
755 HILL RD.
BRENTWOOD, TN 37027

Property Address:

1016 N 7th Street
Nashville, TN

Person Responsible for Taxes:

SAME

Parcel #: 082-04-0, 147.00

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$12,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **9th** day of **March, 2000.**

Notary Public

My Commission Expires: PAMELA F GREEN Notary Public, State of Ohio My Commission Expires July 28, 2002

9/28/2002

RETURN TO:

Watts & Baldwin, Attorneys, PLLC
761 Old Hickory Blvd., #203
Brentwood, TN 37027

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires
September 28, 2002