Instr:200004250040665 Page: 1 OF 2
REC'D FOR REC 04/25/2000 9:51:13AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $286.75

PREPARED BY:

BALDWIN LAND TITLE
7117 Calderwood Dr.
Antioch, TN 37013

WARRANTY DEED

THIS INDENTURE is made and entered into this 18th day of **April, 2000** between **EDD R. TURNER, III** , GRANTOR, and **WOODBINE COMMUNITY ORGANIZATION. WCO, INC** , 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. 18 on the Plan of R.T. Creighton Subdivision of Lots 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office, Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet in the southerly side of Creighton Street, and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Ed R. Turner, III, by QuitClaim Deed from Leland D. Watts, of record in Instrument No. 20000106001697, Register's Office, Davidson County, Tennessee.

Edd R. Turner, III and Ed R. Turner, III are one in the same.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2000, which have been prorated and assumed by the Grantee (s), said Register's Office.

Sandra Turner, wife of Edd R. Turner, III, joins in conveyance to convey any and all interests, marital or otherwise, that she may have in aforementioned referenced property, now or hereafter.

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.

EDD R. TURNER, III
Signature of Seller

Sandra Turner
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EDD R. TURNER, III** , 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in **DAVIDSON** County, this 18th day of **April, 2000.**

Notary Public

My Commission Expires: 3/27/04

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

Name and Address of Property Owner:

WOODBINE COMMUNITY ORGANIZATION. WCO, INC
222 ORIEO AVE
NASHVILLE, TN 37210

Property Address:

122 CREIGHTON AVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

Parcel #: 083-03-0, 038.00

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 **$77,500.00** 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 18th day of **April, 2000.**

Notary Public

My Commission Expires: 3/27/04

RHONDA BERRY Notary Public At Large DAVIDSON COUNTY, TN

RETURN TO:

BALDWIN LAND TITLE
7117 Calderwood Dr.
Antioch, TN 37013