This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Michael & Dinah Turner
1408 Hadley Avenue
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 10/11/00 11:21 2pgs
Fees:11.00 Taxes:506.90
20001011-0100942

# WARRANTY DEED

(Map Number 53-03-0; Parcel Number 166.00)

PICK-UP

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN F. RAMSEY** and wife, **LISA H. RAMSEY**, have bargained and sold and do hereby transfer and convey unto **MICHAEL LEE TURNER** and wife, **DINAH W. TURNER**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 7, Section C, on the Plan of Village of Old Hickory, of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to John F. Ramsey and wife, Lisa H. Ramsey by deed from William S. Brown, unmarried, of record in Book 10595, page 989, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 1424, page 66, to restrictive covenants of record in Book 2447, page 151, Book 2020, page 184, and Book 2029, page 314, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **1408 Hadley Avenue, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

**GRANTORS COVENANT** with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

**GRANTORS FURTHER COVENANT** and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS OUR HANDS AND SIGNATURES** on this the 6th day of October, 2000.

**JOHN F. RAMSEY**

**LISA H. RAMSEY**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John F. Ramsey and wife, Lisa H. Ramsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 6th day of October, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$137,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of October, 2000.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE