Davidson County DEEDWARR
Recvd: 10/27/00 14:31 2pgs
Fees:11.00 Taxes:262.70
20001027-0106742

ADDRESS NEW OWNER and
SEND TAX BILLS:
STEVEN F. TURMAN
122 Cedarwood Lane
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
43 - 20 - A 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND DOLLARS ($71,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, HERSCHEL F. MILLER, unmarried, hereinafter called GRANTOR, has this day bargained and sold and by these presents does transfer and convey to STEVEN F. TURMAN, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. F-122 on the Plan of Cedarwood Courtyard Homes, Phase One, a Planned Unit Development, as of record in Plat Book 5200, Page 61, amended in Book 5497, Page 800, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Herschel F. Miller by deed of record in Instrument 200008010076111, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 5495, Page 661, as amended in Book 6707, Page 216, Book 9010, Page 503, and Book 9010, Page 505, said Register's Office; and easements and setback lines as set forth on the above plan of record.
>
> This improved property is known as 122 Cedarwood Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 26 day of October, 2000.

Herschel F. Miller
HERSCHEL F. MILLER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, HERSCHEL F. MILLER, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of October, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $71,000.00.

AFFIANT

Subscribed to and sworn before me, this the 26 day of October, 2000.

NOTARY PUBLIC

My Commission Expires:
12/16/01

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
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