WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2000.

REBECCA HUDSON NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires April 10, 2004

Davidson County DEEDWARR
Recvd: 12/13/00 08:38 2pgs
Fees:11.00 Taxes:251.60

20001213-0122571

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda I. Turntine	Guaranty Trust Company	Map 80
(NAME) 3018 Hydes Ferry Pike	(NAME) 640 Broadmor Boulevard, Suite 100	Group 04-0
(ADDRESS) Nashville, TN 37218	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 92
(CITY) (STATE) (ZIP)	(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, Darryl W. Smith and wife, Anna D. Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA I. TURNTINE, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Henrietta McCormick Property, unrecorded, described according to a survey of John Kohl, dated July 20, 1994, as follows:

Said Lot No. 4 fronts 75 feet on the easterly margin of Hydes Ferry Road and extends back between lines, 150 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear, on which it measures 64 feet, more or less.

Being the same property conveyed to Darryl W. Smith and wife, Anna D. Smith by deed from James R. Metcalf and wife, Myrtle M. Metcalf dated 7/22/94 and filed for record 7/26/94 in Book 9417, page 608, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3018 Hydes Ferry Pike, Nashville, TN 37218

(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 my/our hand(s) this 30th day of November, 2000.

Darryl W. Smith

Anna D. Smith

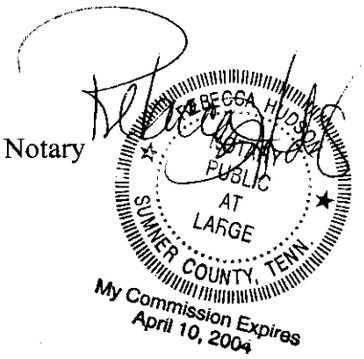
STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Darryl W. Smith and wife, Anna D. Smith the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11/30/2000

My Commission Expire:_

Notary



File Number200011191
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027