PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this the 18 day of December 2000

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Associates, 7100 Executive Center Drive, Ste. 150, Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Volunteer Construction Company 121 21st Avenue N. Ste. 302 Nashville,Tennessee 37203	SAME	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, Arnel Wasson Turner, Orlando William Turner, Archilene J. Turner Jackson, Lyonell Turner, Jr., Lyorant Turner, LaKeshia Turner Rainey, said Grantor does hereby bargain, sell, transfer and convey unto Volunteer Construction Company, 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:

Davidson County DEEDWARR
Recvd: 12/19/00 15:40 3pgs
Fees:15.00 Taxes:92.50
20001219-0124503

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as 2706 Batavia Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 hand this 18th day of December 2000.

Arnel Wasson Turner

Lyonell Turner, Jr.

Orlando William Turner

Lyorant Turner

Archilene J. Turner Jackson

LeKashia Turner Rainey

Land in Davidson County, Tennessee, being Lots Nos. 42, 43, and 44, and sixteen (16) feet off the East side of Lot No. 41 in Palconer and Ashcrafts Subdivision of Lots 18 and 19, in the Boyd McNairy tract, a plan of which is of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee. Said lots and part of lot front together 124 feet on the North side of Prospect Street and extends back between parallel lines 105 feet to an alley in the rear.

Being that same property conveyed to Archie L. Turner, by deed from James Turner and wife, Lillie Turner of record in Book 721, Page 348, said Register's Office. The said James Turner and wife, Lillie Turner having reserved to themselves a life estate by said foregoing conveyance and both of said life tenants having since died, leaving the fee simple title to said property vested in Archie L. Turner. And further conveyed to Nellie Mae Turner to create an estate as tenants by the entireties. Archie L. Turner died on March 1, 1968, leaving title vested solely in Nellie Mae Turner as Surviving Tenant by the Entireties. Nellie Mae Turner died on October 26, 1980, leaving four children: Arnel Wasson Turner, Orlanda Wasson Turner, Archilene J. Turner Jackson and Lyonell Turner. Lyonell Turner has since died leaving three children: Lyonell Turner, Jr., Lyorant Turner, and LaKeshia Turner Rainey.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Arnel Wasson Turner, Orlando William Turner, Archilene J. Turner Jackson, Lyonell Turner, Jr., Lyorant Turner, LaKeshia Turner Rainey the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 of December 2000.

My Commission Expires:
9/25/04

Notary Public

PENNY BROOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE