RETURN TO:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **January, 2001** between **FRANCINE D. SCOTT, a married woman** , GRANTOR, and **JOHN M. TURNER, a single man** , 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 **HERMITAGE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 455 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 455 fronts 73.0 feet on the southerly margin of Bonnameade Drive and runs back between lines mesuring 165.0 feet on the westerly said and 180.63 feet on the easterly side to a deed (sic) line in the rear on which it measures 106.49 feet.

BEING the same property conveyed unto Francine D. Scott, a married woman, herein by Warranty Deed from Beneficial Tennessee, Inc., recorded on December 6, 2000, in Instrument No. 20001206-0124583 of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: taxes for the year 2000, which have been prorated and assumed by the Grantee(s); all matters appearing on the Plan of record in Plat Book 3300, Page 1; and any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

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.

Francine D. Scott
FRANCINE D. SCOTT
Signature of Seller

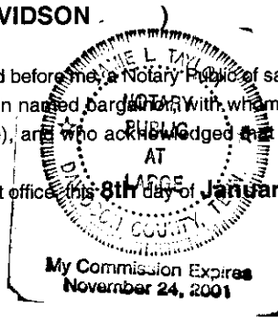
Davidson County DEEDWARR
Recvd: 01/11/01 09:26 2pgs
Fees:11.00 Taxes:314.50

20010111-0003436

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **FRANCINE D. SCOTT, a married woman**, 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, at office, this **8th** day of **January, 2001.**



Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

JOHN M. TURNER
5035 BONNAMEADE DRIVE
HERMITAGE, TENNESSEE 37076

Property Address:

5035 BONNAMEADE DRIVE
HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

COUNTRYWIDE HOME LOANS, INC.
P.O. BOX 67009
DALLAS, TX 75267-7009

Parcel #:

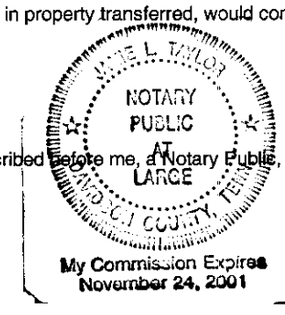
AFFIDAVIT OF VALUE

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 **$85,000.00** 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 **8th** day of **January, 2001.**



Notary Public

My Commission Expires: _____

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076