This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/05/01 08:20 2pgs
Fees:11.00 Taxes:259.00
20010205-0010698

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Mattie Ruth Turner 1708 22nd Avenue North Nashville, TN. 37208	Bank of America 9000 Southside Boulevard Jacksonville, FL. 32256	081-11-0-056.00

WARRANTY DEED

For and in 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, **Roger C. Gulley and wife, Susan T. Gulley,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mattie Ruth Turner**, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 297 on the plan of J.M., F.J., and G.W. Harding's Subdivision of part of the Beal Bosley property adjacent to the City of Nashville, of record in Plan Book 21, page 80, Register's Office of Davidson County, Tennessee, fronting 50 feet on the east side of Alamo Street, now Twenty-Second Avenue, North, and running back between parallel lines 158 feet, more or less, to an alley.
> Being part of the same property conveyed to Roger C. Gulley and wife, Susan T. Gulley, by deed from Sarah Day Cannon (a/k/a Sarah Madelene Day Cannon) of record in Instrument No. 20010124-0007442, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 2001 property taxes are a lien, but not yet due and payable. Map 081-11-0 Parcel 056.00.
2. All matters appearing on the Plan of record in Book 21, page 80, said Register's Office.
3. Subject to any and all building and zoning regulations of City, County and State.
4. Subject to notes on the Plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

This improved property is known as: 1708 22nd Avenue North, Nashville, TN.

WITNESS MY HAND this 31st day of January, 2001, in Franklin, Tennessee.

ROGER C. GULLEY

SUSAN T. GULLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Roger C. Gulley and wife, Susan T. Gulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 31st day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 1-2-2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of January, 2001, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: _____

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003