Davidson County DEEDWARR
Recvd: 02/20/01 11:36 2pgs
Fees:11.00 Taxes:111.00
20010220-0015432

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Kelly Holmes
757 Jessica Taylor Drive
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-16
PARCEL 322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, E. Mark Turner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kelly Holmes, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 33, on the Plan of Thornby Place, of record in Plan Book 332, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to E. Mark Turner, by deed from Geraldine Prosser Bean of record in Book 11238, Page 178, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2001 have been pro-rated and assumed by Grantee.

This is improved property known as 829 West McKennie Avenue, Nashville, TN 37206, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelly Holmes, his heirs and assigns, forever; and I, E. Mark Turner, married do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 16th day of February, 2001.

E. Mark Turner

E. Mark Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named E. Mark Turner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16 day of February, 2001.

NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 25, 2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

Subscribed and sworn to before me this 16 day of February, 2001.

NOTARY PUBLIC
My Commission Expires:
My Commission Expires SEPT. 25, 2004