This Instrument Prepared by:
Wilson & Weiss Title Associates
7100 Executive Center Drive, Suite 150
Brentwood TN 37027
B-1707

Davidson County DEEDWARR
Recvd: 04/12/01 14:18 3pgs
Fees:15.00 Taxes:31.45
20010412-0036108

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all 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 John Richard Conditt., and its heirs or assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit A

THIS CONVEYENCE IS SUBJECT TO: 1) Current year 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 & 2707 Batavia Street, Nashville, TN 37208

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, John Richard Conditt and its assigns, forever, and we do convenant with the said Grantee 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 convenant and bind ourselves, our heirs nad representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of a ll persons whomsoever. Where ever 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 14th day of March, 2001.

Arnel Wasson Turner

Lyonell Turner, Jr.

Orlando William Turner

Lyorant Turner

Archilene J. Turner Jackson

LeKashia Turner Rainey

STATE OF _____

State of Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared * with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Heirs at Law of Nellie Mae Turner the within named bargainor, ~~a corporation and~~ that ~~he~~ they as such heirs at law, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name ~~of the corporation~~ by the said _____ as such _____.

Witness my hand and official seal at office this 14th day of ~~November, 2000~~ March 2001.

My Commission Expires:
4/16/02

Notary Public

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE

The actual consideration or value whichever is greater, for this transfer is $8,500.00

John Richard Condit
Affiant

Subscribed and ~~sworn to before~~ me this 14th day of March, 2001.

Notary Public

My Commission Expires: 4/16/02

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENNESSEE

ADDRESS NEW OWNERS:
John Richard Condit
2116 Hobbs Rd. #K8
Nashville, TN 37215

SEND TAX BILLS TO:
Same

MAP & PARCEL:
(lot 71) 92-6-469
(lots 43 + 44) [redacted]
092.06.0.45.00

Exhibit A.

Land in Davidson County, Tennessee, being Lot Nos. 71, 43 and 44 in Falconer 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.

Lot 71- Being the same property conveyed to Mr. and Mrs. Archie Turner by will of record in Will Book 66, page 200, Probate Office for Davidson County, Tennessee. Mr. Archie Turner died leaving the property vested solely in the name of Nellie Mae Turner. Nellie Mae Turner died intestate on October 26, 1980 leaving as her heirs at law the undersigned as shown by affidavits of heirship of record in Document No. 20001219-0124499, 20001219-0124500, 20001219-0124501 and 20001219-0124502.

Lots 43 and 44- Being part of the same property conveyed to Archie L. Turner, by deed of record in Book 721, Page 348, RODC. Archie L. Turner died leaving the property vested solely in Nellie Mae Turner. Nellie Mae Turner died intestate on October 26, 1980, leaving as her heirs at law the undersigned as shown by affidavits of heirship of record in Document nos. 20001219-0124499, 20001219-0124500, 20001219-0124501 and 20001219-0124502. Also being part of the same property conveyed in error by deed recorded in Document no.20001219-0124503 and being reconveyed to the Turner heirs by a Quitclaim deed being recorded immediately prior to this document.