WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/09/01 16:12 2pgs
Fees:11.00 Taxes:444.00

20010509-0048382

G-6096-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: 11-29-03
(AFFIX SEAL)

JOYCE B. DONEHUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorne, 110 Glancy Square, Suite 112, Goodlettsvil TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jeremy Turnage (NAME)	GMAC Mortgage Corporation (NAME)	MAP 52-8
521 Canton Pass (ADDRESS)	6 Cadillac Drive Suite 150 (ADDRESS)	PARCEL 57
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	11D80206

FOR AND 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, Sylvia Hogan Joines and husband, Joe Joines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Turnage and wife, Frances M. Turnage

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:

Land in Davidson County, Tennessee, being Lot No. 81 on the plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, in the REgister's Office for said County.

Said Lot No. 81 fronts 90.0 feet on the easterly margin of Canton Pass and runs back between lines, the northerly line being 153.4 feet and the southerly line being 190.0 feet to a line in the rear measuring 110.5 feet thereon.

Being the same property conveyed to Sylvia Hogan Joines, married, by deed from Richard Dale Harper and wife, Suzanne Harper, of record in Book 10502, page 48, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 521 Canton Pass, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant 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 otherwise 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 our hand s this 30th day of March 2001

Sylvia Hogan Joines

Joe Joines

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvia Hogan Joines and husband, Joe Joines

the bargainor s, 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 and official seal at Goodlettsville, Tennessee, this 30th day of March, 2001.

Commission expires 11-29-03

Notary Public

JOYCE B. DONEHUE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted, and upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of , .

My commission expires

Notary Public