WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/01 09:50 2pgs
Fees:11.00 Taxes:408.48

20010613-0062126

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,400.00

Carla C. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th Day of May, 2001

Notary Public

MY COMMISSION EXPIRES: 11-28-01

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, 175 E. Main St. Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Melissa Trauernicht	Equicredit Corporation	146-8-190.00
(NAME) 5004 Montclair Drive	(NAME) 1101 Kermit Dr., Ste 501	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Minnie F. Turner , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Melissa Trauernicht** herereinafter called the GRANTEE(S), 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. 485 on the map of section six, Crieve Hall Estates, as of record in Book 2331, pages 1 and 2, Register's Office for said County.

Being the same property conveyed to John William Turner and wife, Minnie F. Turner, by warranty deed from Brentwood Homes, Inc. dated March 14, 1955 and filed for record in Book 2346, page 563, Register's Office for Davidson County, Tennessee. Said John William Turner now being deceased.

This is unimproved ( )
improved(X) property, known as 5004 Montclair Drive Nashville TN 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 17th Day of May, 2001.

Minnie F. Turner M.F.T.
Minnie F. Turner

STATE OF TENNESSEE)

ss

COUNTY OF Davidson)

Before me, the undersigned Notary Public, personally appeared Minnie F. Turner, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th Day of May, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-28-01

