After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite105
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 06/22/01 14:03 3pgs
Fees:15.00 Taxes:288.60
20010622-0066375

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie Calvin, Patricia Turner,Judy Angell and D. Larry Smith** herein after referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto undersigned, **ROBERT TURNER, UNMARRIED** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **DAVIDSON County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 12th **day of** June **, 2001.**

Debbie Calvin
DEBBIE CALVIN

Judy Angell
JUDY ANGELL

Patricia Turner
PATRICIA TURNER

D. Larry Smith
D. LARRY SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Debbie Calvin, Patricia Turner, Judy Angell and D. Larry Smith**, the within named bargainers, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of said corporation, and acknowledged that he executed the same as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 12th **day of** June **, 2001.**

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2001

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$78,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Cinta Suggs
Affiant

Subscribed and sworn to before me this 12th **day of** June **,2001**

Lola A. Taylor
Notary Public

My Commission Expires: 02-22-2001

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN
MY COMMISSION EXPIRES: February 22, 2004

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 105
Nashville, Tennessee 37211

MAP AND PARCEL NUMBER:53-16-37.00

ADDRESS NEW OWNER:

Robert Turner
112 Riner Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:

Same

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 8 on the Plan of Dupontonia Park Subdivision, as of record in Book 2900, Page 47, Register's Office for said County.

Said Lot No. 8 fronts 112 feet on the northerly margin of Riner Drive and extends back 183.3 feet on the easterly line 235.5 feet on the westerly line to a rear line which is a dead line measuring 206.5 feet thereon.

Being the same property conveyed to Thomas David Smith and wife, Lois Evelyn Smith, by Warranty Deed from The Union Acceptance Corporation, dated September 9, 1960 and recorded September 12, 1960 in Book 3130, Page 97, Register's Office for Davidson County, Tennessee. The said Lois Evelyn Smith died on or about Aug. 22, 1994 leaving the property to her husband, Thomas David Smith. Thomas David Smith died on or about Jan. 19, 2001 leaving the property to this children, Debbie Calvin, Patricia Turner, Judy Angell and D. Larry Smith, by Will Probated in the 7th Circut Court for Probate Case No.01P-314.

This conveyance is expressly subject to the following:

Restrictive Covenants contained in instrument of record in Book 3075, Page 533, Register's Office for said County.

An instrument of record in Book 3075, Page 585, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Riner Drive and a 10-foot easement for public utility purposes along the westerly and rear lines of said lot; and a 2.5 - 20-foot utility anchor easement located on the southwest corner of said lot.