PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

WARRANTY DEED

THIS INDENTURE is made and entered into this **16th** day of **July, 2001** between **EDD TURNER, a married man, and CHARLES GIBSON, a married man** , GRANTOR, and **NAKITA R. PRUITT, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 233 on the Map of Subdivision of Heffernan Place, as of Record in Book 161, page 138, Register's Office for said County. Said Lot No. 233 fronts 50 feet on the Northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Edd Turner and Charles Gibson by deed from V. H. Dixon, Jr. and wife, Gail C. Dixon, of record in Instrument# 20001031-0108045, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); any and all building restrictions, zoning, setback lines, restrictions, easements, right of ways, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is not and has never been the principal or primary residence of either of the Grantors.

The said Edd Turner is one and the same as Edd R. Turner, III.

The said Charles Gibson is one and the same as Charles Gibson, Jr.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

EDD TURNER
Signature of Seller

CHARLES GIBSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 08/17/01 10:31 2pgs
Fees:13.00 Taxes:222.00

20010817-0089087

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDD TURNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **CHARLES GIBSON, and** who acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of said **CHARLES GIBSON** by Limited Power of Attorney being recorded simultaneously herewith.

Witness my hand, at office, this 16th day of July, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDD TURNER**, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

NAKITA R. PRUITT
2404 EDEN STREET
NASHVILLE, TN 37208

Property Address:

2404 EDEN STREET
NASHVILLE, TN 37208

Person Responsible for Taxes:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Map & Parcel #: 92-3, #198

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00,** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gail Marshall
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of July, 2001.

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
BALDWIN LAND TITLE, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076