|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$69,900.00
|LeShunda Turner
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF October, 2001.
|Notary Public
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeShunda Turner 566 Cheryl Avenue Madison, TN 37115	First Magnus Corp. d/b/a Charter Funding 5285 East Williams Circle, #2000 Tucson, AZ 85711	Map 52.02 Parcel 132

For and in 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,

Barbara Bowen, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

LeShunda Turner, unmaried

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. 39 ON THE PLAN OF RAINBOW TERRACE SUBDIVISION, BLOCK B, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 39 FRONTS ON THE SOUTHERLY SIDE OF CHERYL AVENUE AND RUNS BACK BETWEEN LINES 145 FEET ON THE EASTERLY LINE AND 145.8 FEET, MORE OR LESS, ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO BARBARA BOWEN BY DEED FROM GREGORY J. STEVENSON AND WIFE, SUZANNE STEVENSON, DATED MARCH 26, 1996, AND OF RECORD IN BOOK 9992, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 1130, Page 95, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of said lot, and a 5' utilities easement along the rear of said lot.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 566 Cheryl Avenue, 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 my hand(s) this 9th day of October, 2001.

Barbara J Bowen
Barbara Bowen

Davidson County DEEDWARR
Recvd: 10/19/01 14:57 2pgs
Fees:13.00 Taxes:258.63
20011019-0114459

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Barbara Bowen, unmarried, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076