THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 145,000.00

Affiant

Davidson County DEEDWARR
Recvd: 12/17/01 14:43 2pgs
Fees:13.00 Taxes:536.50
20011217-0139099

Subscribed and sworn to before me, this 14th day of December, 2001

Notary Public

My Commission Expires: 10-17-05

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RUSSELL A. TURNER 3606 General Bate Drive Nashville, Tennessee 37204	GMAC MORTGAGE CORPORATION 6 Cadillac Drive #150 Brentwood, Tennessee 37027	MAP 118-13 PARCEL 165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-- ($ 145,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MAUDE GOLD KISER, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RUSSELL A. TURNER AND MICHAEL R. BROWN, BOTH UNMARRIED, as Joint Tenants with Right of Survivorship hereinafter 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:

BEING Lot No. 23 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, TOGETHER WITH the northwest part of Lot No. 22 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Gen. W.B. Bates Drive at the common corners of Lots 22 and 23; thence with the line between said lot in an easterly direction and crossing Browns Creek 127.0 feet to a concrete monument; thence with said creek in a southwesterly direction 155.9 feet to a point in the easterly margin of Gen. W.B. Bates Drive; thence with said Drive in a northerly direction 120.0 feet, more or less, to the point of beginning and being a triangular shaped parcel of land. Said Lot No. 23 and part of Lot No. 22 front together 246.3 feet, more or less, on the easterly margin of Gen. W.B. Bates Drive as one tract of land, said parcel measures 168.0 feet on the northerly lot line and 120.9 feet on the southerly lot line.

BEING the same property conveyed to Maude Gold Kiser by deed from Jon Sheridan and Nicholas D. Verban, Jr. of record in Book 8182, page 157, Register's Office for Davidson County, Tennessee.

This is improved property known as 3606 General Bate Drive, Nashville, Tennessee 37204

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.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Woodmont Boulevard Section of Marengo Park of record in Book 1130, page 2, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself ___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 14th day of December, 2001 .

MAUDE GOLD KISER

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 MAUDE GOLD KISER, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____she_____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2001.

My Commission Expires: October 12, 2005

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public