BOX 5

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/02 09:17 3pgs
Fees:18.00 Taxes:148.00

20020305-0027230

STATE OF TENNESSEE
COUNTY OF Coffee

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ ~~45,000.00~~ 10,000.00

Shannon Kendall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of March 2002.

Cheryl Boyd Taylor
Notary Public

MY COMMISSION EXPIRES: 4-30-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE * COFFEE CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael Troy Haley, Attorney
Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren L. Robertson (NAME)	Same (NAME)	81-11
1725A 22nd Avenue North (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	20.00
Nashville, TN 37208 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, I/WE,

The Sole Heirs at Law of William Clark Turner and wife, Eugenia P. Turner: Lana Turner, unmarried, William P. Turner, unmarried, and Linda J. Turner-Dash, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren L. Robertson

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO EASEMENTS, SETBACK LINES AND MATTERS OF RECORD AT PLAT BOOK 21, PAGE 80, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OTHERWISE OF RECORD; RESTRICTIONS OF RECORD; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 our hand s this 28th day of February, 2002.

The Sole Heirs at Law of William Clark Turner and wife, Eugenia P. Turner:

Lana Turner by Linda J. Turner-Dash attorney in fact William P. Turner

Lana Turner by Linda J. Turner-Dash, Attorney In Fact William P. Turner
(see POA recorded in Instr. No. 20011205-0133797)

Linda J. Turner-Dash

Linda J. Turner-Dash

Michael Dash (spouse of Linda J. Turner-Dash, who signs to convey any legal interest, marital or otherwise, that he may have or acquire in subject property)

The subject property is not the marital residence of Michael Dash, spouse of Linda J. Turner-Dash, and as such is not subject to any homestead or other marital interest as contemplated by Tennessee Code Annotated 31-1-104 or similar statutes or at common law.

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda J. Turner-Dash**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the duly appointed **Attorney In Fact for Lana Turner,** the within named bargainor, and that she as such Attorney In Fact executed the within document for the purposes therein contained, by signing the name of Lana Turner as her duly appointed Attorney In Fact, having full authority to so act pursuant to Durable Power of Attorney recorded in Instrument No. 20011205-03133797, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, TN, this 28 day of February, 2002.

Notary Public

Commission Expires: April 11, 2005

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state aforesaid, **Linda Turner-Dash and William P. Turner, unmarried**, to me known personally (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 28 day of February, 2002.

My Commission Expires: April 11, 2005

Notary Public

Exhibit "A" Legal Description:

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. 330 on the Map of J.M., T.J., and G.W. Harding's Subdivision of Lot No. 5, as of record in Book 21, page 80, R.O.D.C., Tennessee.

Said Lot No. 330 fronts 50 feet on the westerly side of 22nd Avenue North and runs back between parallel lines 157 feet to an alley.

BEING the same property conveyed to Clark Turner and wife, Eugenia P. Turner, by Warranty Deed from Sylvan Homes, Inc., a Tennessee Corporation, dated June 6, 1952, recorded June 9, 1952, of record in Book 2084, page 551, Register's Office for Davidson County, Tennessee. The said William Clark Turner died February 22, 1997, leaving Eugenia P. Turner as surviving tenant by the entirety. The said Eugenia P. Turner died November 22, 2001, leaving her sole next of kin and heirs at law her children, Lana Turner, William P. Turner and Linda J. Turner-Dash, as tenants in common. See AFFIDAVIT OF HEIRSHIP dated December 14, 2001, recorded December 28, 2001, of record in Instrument No. 200112200140766, Register's Office for Davidson County, Tennessee.

rta/79653-02