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

Davidson County DEEDWARR
Recvd: 03/25/02 11:09 2pgs
Fees:13.00 Taxes:259.00

20020325-0035864

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **March, 2002** between **EDD R. TURNER, a married man, and CHARLES GIBSON, a married man** , GRANTOR, and **MARILYN A. JACKSON, an unmarried woman** , GRANTEE.

WITNESSETH: 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. 152 in Cobb's Subdivision of Hardings Bosley Tract, a plan of which subdivision is of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 152 fronts 52 feet on the east side of 24th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edd R. Turner and Charles Gibson by deed from Tee T. Peacock, unmarried by Katherine Mealy, Attorney-in-fact, of record in Instrument No. 20010327-0028981, Register's Office for Davidson County, Tennessee, dated 3/9/01 and filed for record on 03/27/01.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 161, Page 155; Power of Attorney in Instrument No. 200008140080400; and any and all easements, right-of-ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office, Davidson County, Tennessee.

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

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

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 R. TURNER
Signature of Seller

CHARLES GIBSON
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **EDD R. TURNER, a married man, and CHARLES GIBSON, a married man** , the within named bargainors, with whom I am personally acquainted (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, at office, this **1st** day of **March, 2002.**

Notary Public

My Commission Expires: 9/28/02

Name and Address of Property Owner:

MARILYN A. JACKSON
1724 24TH AVENUE NORTH
NASHVILLE, TN 37208

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

Property Address:

1724 24TH AVENUE NORTH
NASHVILLE,TN 37208

Person Responsible for Taxes:

BANK OF AMERICA
2059 NORTHLAKE PARKWAY
TUCKER, GA 30084

Map: 81-10
Parcel #: 223

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 **$70,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **March, 2002.**

Notary Public

My Commission Expires: 9/28/02

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

RETURN TO:

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