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

Davidson County DEEDWARR
Recvd: 06/12/02 14:11 2pgs
Fees:13.00 Taxes:233.10

20020612-0071688

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **May, 2002** between **EDD R. TURNER, III and CHARLES GIBSON, JR.** , GRANTOR, and **SEBASTIAN DAUGHTDRILL and LINDA DAUGHTDRILL** , 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:

Land in Davidson County, Tennessee, being the north 35 feet of Lot No. 32 on the Map of D.T. McGavock's Plan of 56 lots, as of record in Book 21, page 64, Register's Office for said County, and also being the north 35 feet of Lot No. 77 in D.T. McGavock's Plan of Lots, as of record in Book 11, page 393, said Register's Office. Said part of said lot fronts 35 feet on the westerly side of 4th Avenue North, and runs back between parallel lines along the south margin of Coffee Street, 165 feet more or less, to an alley.

Being the same property conveyed to Edd R. Turner, III and Charles Gibson, Jr., as tenant in common, by deed from Tee T. Peacock of record in Instrument No. 20010605-0058247, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); Plan of record in Plat Book 21, Page 64; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, etc. all of record in the Register's Office for Davidson County, Tennessee.

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

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, III by Roxanne Jordan Frazier atty in fact
EDD R. TURNER, III
Signature of Seller

Charles Gibson, Jr. by Roxanne Jordan Frazier atty in fact
CHARLES GIBSON, JR.
Signature of Seller

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **31st** day of **May, 2002** before me personally appeared NAZARENE JORDAN FRAZIER, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of EDD R TURNER, III and CHARLES GIBSON, JR, and acknowledged that he/she executed the same as the free act and deed of said NAZARENE JORDAN FRAZIER.

Witness my hand, at office, this **31st** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

SEBASTIAN DAUGHTDRILL and LINDA DAUGHTDRILL
1835 4TH AVENUE NORTH
NASHVILLE, TN 37208

Property Address:

1835 4TH AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

FIRST FRANKLIN FINANCIAL CORPORATION
2727 PACES FERRY RD, STE 380
ATLANTA, GA 30339

Parcel #:

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 **$63,000.00** 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.

Allan D. Roberts
Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **May, 2002.**

Carmen Coats
Notary Public

My Commission Expires: 3/26/05

RETURN TO:

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

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:
03-26-05