WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF June 2002

Notary Public

MY COMMISSION EXPIRES: April 23, 2005
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred R. Turner (NAME)	Irwin Mortgage Corporation (NAME)	Map 172-12-A
920 Fallview Trail (ADDRESS)	9265 Counselor's Row (ADDRESS)	Parcel 61.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Indianapolis, IN 46240 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles C. Gazda and wife, Cheryl S. Gazda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred R. Turner and wife, Oliva D. Turner

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. 323 on the Plan of Bradford Hills, Section Two, as of record in Book 7900, page 6, and amended in Book 7900, page 117, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles C. Gazda and Cheryl S. Kurz Gazda (PKA Cheryl S. Kurz),husband and wife, by deed from Timothy L. Keiningham and wife, Michiko Keiningham being one and the same person as Michiko F. Keiningham of record in Book 11145, page 230, Register's Office for Davidson County, Tennessee. Subsequent, Charles C. Gazda and Cheryl S. Kurz having married and Cheryl S. Kurz is NKA Cheryl S. Kurz Gazda.

This conveyance is subject to any and all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 06/24/02 14:57 2pgs
Fees:13.00 Taxes:527.25

20020624-0075725

unimproved ( )
This is improved (X) property, known as 920 Fallview Trail, Nashville, TN 37211
(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 our hand s this ____ day of ____

Charles C. Gazda by Debbie O'Leary Atty in fact.
Charles C. Gazda

Cheryl S. Gazda by Debbie O'Leary Atty in fact.
Cheryl S. Gazda

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE) COUNTY OF DAVIDSON)

Before me, a Notary Public of said State and County aforesaid personally appeared Debbie O'Leary, 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 Charles C. Gazda and wife Cheryl S. Gazda, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Charles C. Gazda and wife, Cheryl S. Kurz Gazda.

Witness my hand and seal at office this 17th day of June, 2002.

Notary Public - Larry N. Westbrook

My Commission Expires: April 23, 2005

