WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 8/23/2005

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 South Royal Oaks Blvd., Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nii S. Quao	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	081-10-25.00
(NAME) 1420 Baddour Pkwy #10	(NAME) P. O. Box 146	
(ADDRESS) Lebanon, IN 37087	(ADDRESS) Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(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, I, **Asher A. Turney**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nii S. Quao, married,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lots Nos. 149 and 150 f the Map of Cobb's Subdivision of Lot No. 6 in the Subdivision of Harding's Bosley Tract, as of record in Book 161, page 155, Register's Office for said County. Said Lots Nos. 149 and 150 front 50 feet on the easterly side of 24th Avenue North and run back between parallel liens 150 feet to an alley.

Being the same property conveyed to Asher A. Turney by deed from Joyce E. Toney, Executrix of the Estate of Dora Mae Bryant of record in Book 11056, page 816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 161, page 155; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1720 24th Avenue North, Nashville, TN 37208

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 19th day of June, 2002.

Asher A. Turney by Celia Lloyd-Turney,
Attorney-in-Fact AT

Davidson County DEEDWARR
Recvd: 06/26/02 11:42 2pgs
Fees:13.00 Taxes:296.00

20020626-0076820

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson WR

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Celia Lloyd-Turney, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Asher A. Turney, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the same of Asher A. Turney, the within named bargainor by the said Celia Lloyd-Turney as such Attorney-in-Fact.

Witness my hand and official seal at ~~Murfreesboro~~, Nashville Tennessee, this 19th day of June, 2002.

Notary Public

My Commission Expires:

12-19-05
WR

