WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 85,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/8/02

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY TN

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
RUBEN GARCES and MONICA ANNE GARCES	SAME	MAP:083-10
1625 Gartland Ave.		Parcel:140.00
Nashville, TN 37206		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SIDNEY R. TURNER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RUBEN GARCES and wife, MONICA ANNE GARCES

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

SEE EXHIBIT A

This is Improved property known as 1625 Gartland Ave., Nashville, TN 37206

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencambered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on 08/08/02

Sydney R. Turner, Richard Turner, attorney in fact
SIDNEY R. TURNER
BY: RICHARD TURNER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNT OF Williamson

On 08/08/02, before me personally appeared Richard Turner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SIDNEY R. TURNER and acknowledged that he executed the same as the free act and deed of said SIDNEY R. TURNER.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY TN

Davidson County DEEDWARR
Recvd: 08/08/02 13:28 2pgs
Fees:13.00 Taxes:325.60
20020808-0095733

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows:

BEGINNING at a point at the Northwest intersection of Gratland Avenue and North 17th Street, which Garland Avenue is shown on the plan of its extension through Lot 81, of record in Book 547, Page 104, said Register's Office; thence, along the North margin of Gartland Avenue, westerly 56.1 feet to the corner of Tract 1 and 2; thence, with the line between said tracts northerly 146 feet, more or less, to the South margin of an alley; thence, with the margin of the same easterly 55.3 feet to the West margin of North 17th Street; thence, with the margin of the same southerly 146.6 feet to the point of BEGINNING

BEING the same property conveyed to Sidney R. Turner and wife, Mintie Turner by Deed from Charles E. Kemp and wife, Julia M Kemp, of record in Book 1308, Page 652 Register's Office for Davidson County, Tennessee. The said Mintie Turner having since died. The Property is vested in Sidney R. Turner as the surviving tenant by the entirety.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herrein.

This instrument is being executed in behalf of SIDNEY R. TURNER pursuant to a power of attorney executed by the same on the 06/14/2002, and being filed for in Instrument # 20030808-0095732; Register's Office for DAVIDSON County, Tennessee.