THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 19260**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $96,300.00. Karen E. Hoff Affiant Subscribed and sworn to before me, this 15th day of AUGUST, 2002. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GWEN WILLIAMS 1910 FRANKLIN AVENUE NASHVILLE, TENNESSEE 37206	DECISION ONE MORTGAGE CO LLC 6060 J.A. JONES DRIVE, STE. 1000 CHARLOTTE NC 28297	MAP 83-6 PAR 286 FB 27W15275

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JACKIE D. TURNER, and wife, JUDY T. CLARK, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GWEN WILLIAMS, unmarried, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1910 FRANKLIN AVENUE, NASHVILLE, TENNESSEE 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of AUGUST, 2002.

Jackie D. Turner
JACKIE D. TURNER

Judy T. Clark
JUDY T. CLARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JACKIE D. TURNER and JUDY T. CLARK, 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 15th day of AUGUST, 2002.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 08/21/02 12:10 2pgs
Fees:13.00 Taxes:356.31

20020821-0101195

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of J.A. Bealafelt's Subdivision of The Cuppet Property Lot No. 1, as of record in Plat Book 547, page 46, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jackie D. Turner and Judy T. Clark, as joint tenants with full right of survivorship, by deed from Margaret Carlin Carter, unmarried of record in Book 8460, page 714, said Register's Office. The said Jackie D. Turner and Judy T. Clark having since married.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, page 46, said Register's Office.