07

Realty Title
48H

Prepared by:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

Subscribed and sworn to before me, this 28th day of August, 2002.

Notary Public
My commission expires: 11/30/04

07-0208-80312 MY COMMISSION EXPIRES NOVEMBER 30, 2004

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew P. Turner	Bank of America, N.A.	129-15-O-A 83.00CO
21 Vaughns Gap, #83	1400 Best Plaza Drive	
Nashville TN 37205	Richmond, VA 23227	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John A. McQuiston, Jr., unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Matthew P. Turner**, hereinafter called the Grantee, his successors 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 Unit 83, on the plan of Belle Meade Highlands Condominium, as shown on Exhibit A-1 of the Master Deed of record in Book 7091, Page 302, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. McQuiston, Jr. by deed from Metropolitan Federal Savings and Loan Association of record in Book 7952, Page 28, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 21 Vaughns Gap, #83, Nashville, TN 37205.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 08/30/02 12:53 2pgs
Fees:13.00 Taxes:310.80
20020830-0105292

WITNESS my hand this 28th day of August, 2002.

John A. McQuiston, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John A. McQuiston, Jr.**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Franklin, TN, this 28th day of August, 2002.

Notary Public

My Commission expires: 11/30/02

