PREPARED BY:
BALDWIN LAND TITLE. PLLC
717 OLD HICKORY BOULEVARD
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 10/30/02 13:53 2pgs
Fees:13.00 Taxes:499.13

20021030-0133042

WARRANTY DEED

THIS INDENTURE is made and entered into this **27th** day of **September, 2002** between **GREENVALE CONSTRUCTION, LLC** , GRANTOR, and **CRAIG T. TURNER, an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **ANTIOCH,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Old Hickory Hills, of record in Instrument No. 20011023-0115382 of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Greenvale Construction, LLC, A Tennessee Limited Liability Company by Warranty Deed from Old Hickory Hills, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20020403-0040775, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2002 which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Instrument No. 20011023-0115382; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750; Storm Water Detention Agreement of record in Instrument No. 20010306-0021333; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; Sewer and/or Storm Drainage Easement of record in Instrument No. 200001030-0107214; Charter of record in Instrument No. 20020123-0009417; Easement for Ingress & Egress to Cemetery in Instrument No. 20000203-0011193; and any and all easements, right of ways, restrictions, setback lines, zoning regulations, etc. of record in the Register's Office, Davidson County, Tennessee.

THE ABOVE LEGAL DESCRIPTION IS IDENTICAL TO THE ONE IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

GREENVALE CONSTRUCTION, LLC
Signature of Seller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane McFarland, **who is the Authorized Agent of Greenvale Construction, LLC** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as such Authorized Agent having authority to execute the within instrument for the purposes therein contained, on behalf of said LLC/bargainor as said Authorized Agent.

Witness my hand, at office, this 27**th** day of September , **2002.**

Notary Public

My Commission Expires: 7-30-05

Name and Address of Property Owner:

CRAIG T. TURNER

Property Address:

7831 RAINEY DRIVE
ANTIOCH, TN 37013

Person Responsible for Taxes:

NATIONAL BANK OF COMMERCE
115 29TH AVENUE SOUTH
NASHVILLE, TN 37212

Parcel #: 182/6-0-A/16-C

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$134,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Carmen Coats
Affiant

Sworn to and subscribed before me, a Notary Public, this 27TH day of September, **2002.**

Notary Public

My Commission Expires: 7-30-05

Return to:
Baldwin Land Title, PLLC
717 OLD HICKORY BLVD
BRENTWOOD, TN 37027

ALAN D. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON TENN.