This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Joyce C. Turner
202 Butler Lane
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 12/27/02 14:18 2pgs
Fees:13.00 Taxes:92.50
20021227-0159819

MAP AND PARCEL:
MAP 53-03-D
PARCEL 179.00
4D-46150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jerry Cooper Smith, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Joyce C. Turner, unmarried, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 226, Section "B", Village of Old Hickory, on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee. and described according to a survey by R. L. Montoya-Land Surveying, Inc., dated 12/2/02, TN.RLS No. 697, as follows:

BEGINNING at at point in the southerly margin of Fourteenth Street at the corner of Lot 227 and Lot 226; thence N0°44'18"E, 194.75 feet to a point; thence S88°09'00"E, 50.2 feet to a point; thence S48°33'07"E, 32.85 feet to a point; thence S0°03'06"E, 113.08 feet to a point; thence S3°19'25"E, 60.64 feet to a point, the corner of Lot 223 and 226 on the Southerly margin of Fourteenth Street; thence, N89°02'00"W, 80.96 feet to the point of beginning.

Together with the sewer access easement onto and across a portion of Lot 222 adjoining, of record in INST: 20021212 - 0153493, said Register's Office.

Being the same property conveyed to Jerry Cooper Smith, by deed from George L. Rooker, Circuit Court Clerk, of record in Book 8472, Page 662, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 1424, Page 67; and sewer access easement as shown on Survey of R. L. Montoya Land Surveying, inc., said Register's Office.

Taxes for 2002 have been pro-rated and paid.

This is unimproved property known as 800 Fourteenth Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joyce C. Turner, her heirs and assigns, forever; and I, Jerry Cooper Smith, unmarried 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 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of December, 2002.

Jerry Cooper Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jerry Cooper Smith, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this the 13th day of December, 2002.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of December, 2002.

NOTARY PUBLIC
My Commission Expires: