Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00 . Affiant SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2003. Notary Public My Commission Expires: 7/12/06

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

Preparer's File #-02L1394

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott Turner	Wells Fargo Home Mortgage	160-16-B-49CO
109 Rausch Drive	4456 Corporation Lane	
Brentwood, TN 37027	Virginia Beach, VA 23462	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, SHAUN A MCDONALD AND WIFE, CAROLYN MCDONALD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SCOTT TURNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of Brentwood Chase, Revision One, Section One, according to plat thereof, recorded in Plat Book 9700, pages 945-948, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shaun A. McDonald and wife, Carolyn McDonald by deed from Wilson Concord, L.P. of record at Instrument No. 200204090043446, executed on 04/02/2002, and filed on 04/09/2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **109 Rausch Drive, Brentwood, Tennessee 37027**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their 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.

Witness my/our hand(s) this **8th** day of **January, 2003**:

Shaun A. McDonald by Carolyn McDonald attorney in fact

Carolyn McDonald

Davidson County DEEDWARR
Recvd: 01/15/03 08:31 1pgs
Fees:13.00 Taxes:1369.00
20030115-0006055

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CAROLYN MCDONALD, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained for herself as her free act and deed, and she executed the foregoing instrument in behalf of SHAUN A. MCDONALD for whom she holds power of attorney authorizing her to do so, and she acknowledged that she executed the same as the free act and deed of SHAUN A. MCDONALD. Witness my hand and official seal at Brentwood, TN, this 8th day of January, 2003.

Notary Public

My Commission Expires: 7/12/06

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.