FILE BOX 57

Davidson County DEEDWARR
Recvd: 03/14/03 15:18 3pgs
Fees:18.00 Taxes:795.50
20030314-0034611

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Thomas V. White, Trustee 315 Deaderick St., Suite 2100 Nashville, TN 37238	Same	Map: 075-06 Parcel 157.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dinah Willoughby Turner** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Thomas V. White, Trustee** with full power to transfer, convey and encumber without the consent of any beneficiary, ("Grantee"), his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2A, John P. Willoughby Property, of record in Book 6200, page 507, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John P, Willoughby and wife, Maude Ella Willoughby by deed of record in Book 2139, page 448, said Register's Office. The said John P. Willoughby and wife, Maude Ella Willoughby having since died. The Grantor herein is the heir at law of John P. Willoughby and took title to this property by the law of descent and distribution.

This conveyance is subject to the following:

1. Taxes for 2003, which have been prorated and assumed by the Grantee.

2. Subject to all matters on plan of record in Plat Book 6200, page 507, Register's Office for Davidson County, Tennessee.

3. Declaration of Easements in Book 9070, page 585, Register's Office for Davidson County, Tennessee.

4. Provisions, terms and easements set out in deeds to the State of Tennessee of record in Book 6242, page 117, and in Book 6242, page 124, Register's

Office for Davidson County, Tennessee.

5. Lease Agreement with the Lamar Corporation in Book 7899, page 448, Register's Office for Davidson County, Tennessee.

6. Easement for Private Sewer Service as per Metro Ordinance No. 75-1229.

7. Unrecorded lease with State Title, Inc. and A New Day Salon, Inc.

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, representatives and assigns forever.

And the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above

And the Grantor does further covenant and bind herself, her heirs representatives and assigns, to warrant and forever defend the title to the land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor hereby certifies that the subject property is not homestead property.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 14, 2003.

Dinah Willoughby Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Dinah Willoughby Turner**, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of March, 2003.

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 29, 2005

My Commission Expires: 7/30/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.

Affiant

Subscribed and sworn to before me this 14th day of March, 2002.

Notary Public

My commission expires 7/30/05

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

A:\Dinah Turner Documents\Warranty Deed Dinah Turner.wpd