Davidson County DEEDWARR
Recvd: 04/23/03 07:43 2pgs
Fees:13.00 Taxes:425.50

20030423-0053783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 17th day of April, 2003.

Notary Public

My Commission Expires: 4/20/09

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Yvette C. Turner
356 Dorr Drive
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel 18-12-A-11

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Markgraf and Shannon Markgraf, as tenants in common (and not as tenants by the entirety)** hereinafter referred to as Grantors, hereby transfer and convey to **Yvette C. Turner,** hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot Number 11 on the Plan of Emerald Cove, of record in Plat Book 6900, Pages 629, 630 and 631, as amended in Book 9112, Page 29, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Markgraf and wife, Shannon Markgraf by deed from Jeffrey R. Ballard and wife, Bethany D. Ballard, of record in Book 11317, Page 76, Register's Office for Davidson County, Tennessee.

Being further conveyed to Christopher Markgraf and Shannon Markgraf, as tenants in common (and not as tenants by the entirety) by Quitclaim Deed from Allen Barnes, Esq., Trustee of record in Instrument No. 20011120-0127446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

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

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 356 Dorr Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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; 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 **GRANTEES**, 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 hand this 17th day of April, 2003.

Christopher Markgraf

Shannon Markgraf

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 Christopher Markgraf, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2003.

Notary Public

05/28/03
My Commission Expires

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 Shannon Markgraf, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2003.

Notary Public

05/28/03
My Commission Expires