Davidson County DEEDWARR
Recvd: 04/24/03 12:52 2pgs
Fees:13.00 Taxes:595.33
20030424-0055159

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of April, 2003.

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES AUG. 14, 2005 WILLIAMSON COUNTY, TN

Notary Public

My Commission Expires:

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Christine D. Turner
1012 Hickory Hollow Road
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 128-13-0-001.00

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, **Donald R. Renfrow and wife, Amy C. Renfrow,** hereinafter referred to as Grantors, hereby transfers and conveys to **Christine D. Turner, unmarried and Nicholas R. Lowry, unmarried,, as joint tenants with right of survivorship**, hereinafter referred to as Grantees, their heirs and assigns a 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. 44 on the plan of Bellevue Manor, of record in Book 3600, pages 32 and 33, said Register's Office of Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald R. Renfrow and wife, Amy C. Renfrow by deed from Martha J. Moore of record in Book 11093, page 207, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, pages 32 & 33, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 3672, page 507, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

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 1012 Hickory Hollow Road, Nashville, Tennessee 37221.

**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 22nd day of April, 2003.

**Donald R. Renfrow**

**Amy C. Renfrow**

**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 Donald R. Renfrow and Amy C. Renfrow, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2003.

Notary Public

My Commission Expires:

