Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1260

Davidson County DEEDWARR
Recvd: 05/05/03 16:18 2pgs
Fees:13.00 Taxes:610.50
20030505-0059755

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Gary J. Hines, Sr., and spouse Linda E. Hines, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Austin W. Turner, and spouse Alyce T. Turner, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Birkdale Place of record in Book 7900, page 971, Register's Office for said County.

Said Lot No. 6 fronts 34.04 feet on the northeasterly margin of Birkdale Place and extends back 138.40 feet on the northwesterly line and 103.38 feet on the southerly line to a broken line in the rear, measuring 187.60 feet thereon.

Being the same property conveyed to Gary J. Hines, Sr. and Linda E. Hines by deed of record in Book 9826, Page 958, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7420 Birkdale Place, Nashville TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of April, 2003

Gary J. Hines, Sr.

Linda E. Hines

State of Tennessee)
County of Davidson)

On this 30th day of April, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Gary J. Hines, Sr. and Linda E. Hines, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 165,000.00.

X Wayne A. Turner
Affiant

Sworn and subscribed before me on this the 30th day of April, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Austin W. Turner
7420 Birkdale Place
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
same

TAX MAP-PARCEL #:
142-6-82