THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Suntrust Bank
201 Fourth Avenue North 7th Floor
Nashville Tn 37219

MAP PARCEL NUMBERS
071-02-0-114.00

Davidson County DEEDWARR
Recvd: 06/03/03 10:12 2pgs
Fees:13.00 Taxes:351.13
20030603-0075237

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of May, **2003**, by and between **EDD R. TURNER**, party of the first part, and **DONALD J TROTTER and CYNTHIA D TROTTER, husband and wife, DONALD M TROTTER JR. and DEANNA TROTTER, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$94,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brookly, as of record in Book 332, page 157, Register's Office for said County.

Said Lot No. 30 fronts 50 feet on the southerly side of Roger Williams Avenue and extends back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Ed R. Turner by deed from Thomas L. Bostic of record in Instrument No. 20010815-0087925, dated 7-2-01, recorded 8-15-01, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

EDD R. TURNER

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **EDD R. TURNER** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of May, **2003.**

My commission expires 7-30 05

Alan D. Roberts
Notary Public

ALAN D. ROBERTS NOTARY PUBLIC

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$94,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of May, **20 03.**

Alan D. Roberts

PROPERTY ADDRESS:
442 Roger Williams Ave.
Nashville, TN 37207

