File #200350466

CAROL M. CLARK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES: JUNE 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. Turner and Matthew G Kimbro	Guaranty Trust Company	Map 135-8-A
(NAME) 711 Longhunter Ct.	(NAME) P. O. Box 1218	Parcel 711.00 CO
(ADDRESS) Nashville TN 37217	(ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM A. PARKER, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ERIC L. TURNER UNMARRIED, AND MATTHEW G KIMBRO, UNMARRIED, JOINT TENANATS WITH RIGHT OF SURVIVORSHIP** hereinafter called the 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 all of Lot No. 711, on the Plan of Nashboro Village Nineteen Condominium, a Horizontal Property Regime, as shown by plan appearing of record in Book 5200, Page 80, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of said lot.

Being the same property conveyed to William A. Parker by Warranty Deed of record in Instrument Number 20001201-0118201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: By-Laws of record in Book 5333, page 999; Master Deed of record in Book 5333, page 957; Charter for Nashboro Village, Nineteen Condominiums, Homeowners' Association of record in Book 5344, page 959; and, any and all matters shown on plat of record in Plat Book 5200, Page 80; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 711 Longhunter Ct., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors covenant with the said GRANTEES that they are 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 06/16/03 11:16 2pgs
Fees:13.00 Taxes:347.80

20030616-0082392

Witness our hands this 12th day of June, 2003.

William A. Parker

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared William A. Parker, unmarried who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of June, 2003.

Notary Public

My Commission Expires: _____

(SEAL)

CAROL M. CLARK
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

MY COMMISSION EXPIRES:
JUNE 28, 2004

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076