THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 21336**	STATE OF TENNESSEE: COUNTY OF TENNESSEE: The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. X _____ Affiant Subscribed and sworn to before me, this 21st day of July, 2003. _____ Notary Public My Commission Expires: _____

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

WARRANTY DEED

Address New Owner: Mr. and Mrs. Willard Reed Kelly 900 Westview Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 130-11 PAR 016.00 FB BM 03020

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JAMES STEPHEN TURNER, JR. AND WIFE, CHRISTI W. TURNER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLARD REED KELLY AND WIFE, TERRI ANN KELLY ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2003.

_____
JAMES STEPHEN TURNER, JR.

_____
CHRISTI W. TURNER

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JAMES STEPHEN TURNER, JR. AND WIFE, CHRISTI W. TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2003.

_____
Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

Davidson County DEEDWARR
Recvd: 07/29/03 17:09 2pgs
Fees:13.00 Taxes:3163.50

20030729-0106922

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Revised Plat of the New Golf Club Subdivision, as of record in Plat Book 421, page 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James Stephen Turner, Jr. and wife, Christi W. Turner by quitclaim deed dated February 2, 1999 from Joseph N. Barker, Trustee, with full power, authority, and right to sell, mortage, lease, encumber, rent and convey without the joinder of any beneficiary pursuant to Trust Agreement dated October 29, 1988 of record in Book 11322, page 310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 653, page 1121; (3) Easements of record in Book 5787, page 452; and (4) All matters appearing on the Plan of record in Plat Book 421, page 185, said Register's Office.