Davidson County DEEDWARR
Recvd: 07/30/03 19:07 2pgs
Fees:13.00 Taxes:388.50

20030730-0108262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of June, 2003.

DEENA L. O'BRIEN NOTARY PUBLIC 10th COMM. EXP. 8/8/06 AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Raven Turberville
107 Sloan Road
Nashville, Tennessee 37209

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel # 103-8-B/107.00

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, **Jennifer A. Alcantara-Shirley** hereinafter referred to as Grantors, hereby transfers and conveys to **Raven Turberville** 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 Unit No. 107 on the Plan of Parklane Condominiums, Phase I, of record in Book 7376, Page 571, said Plan being appended as Exhibit "B" to the Master Deed for Parklane Condominiums, Phase I, to which plan reference is hereby made for a more complete description, said Unit being more particularly described by the Master Deed for Parklane Condominiums, Phase I, of record in Book 7376, Page 579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer A. Alcantara, unmarried, by Deed from Eddy Brown, Successor Trustee, of record in Book 7728, Page 663, dated December 9, 1988, Register's Office for Davidson County, Tennessee.

The said Jennifer A. Alcantara having since married and now being known as Jennifer A. Alcantara-Shirley.

Said property has never been the marital residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 7376, Page 571, appended as Exhibit "B", Register's Office for Davidson County, Tennessee.

2. Master Deed of record in Book 7376, Page 571, Register's Office for Davidson County, Tennessee.

3. By-Laws of record in Book 7376, Page 580, Register's Office for Davidson County, Tennessee.

4. Charter Homeowner's Association of record in Book 7710, Page 805, Register's Office for Davidson County, Tennessee, amended in Book 7895, Page 173, Register's Office for Davidson County, Tennessee.

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 107 Sloan Road, Nashville, Tennessee 37209.

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 27th day of June, 2003.

Jennifer A. Alcantara - Shirley

Jennifer A. Alcantara-Shirley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer A. Alcantara-Shirley, 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 27th day of June, 2003.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

08614-SH