(2)

[illegible] & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 08/04/03 11:14 2pgs
Fees:13.00 Taxes:778.85

20030804-0110017

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 210,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE:

July 31, 2003.

NOTARY PUBLIC

COMMISSION EXPIRES: 11/2005

THIS INSTRUMENT PREPARED BY:

Grissim Title & Escrow, LLC

2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Laurie D. Eubanks 3606 General Bate Drive Nashville, TN 37209	ERA Mortgage 3000 Leadenhall Mt. Laurel, NJ 08054	#118/13/165

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONDISERATINS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUSSELL A. TURNER, UNMARRIED and MICHAEL R. BROWN, UNMARRIED**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAURIE D. EUBANKS, UNMARRIED**

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

BEING LOT NO. 23 ON THE MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE NORTHWEST PART OF LOT NO. 22 ON THE MAP OF WOODMONT BOULEVARD SECTION OF MARENGO PARK, AS OF RECORD IN BOOK 1130, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF GEN. W.B.BATES DRIVE AT THE COMMON CORNERS OF LOTS 22 AND 23; THENCE WITH THE LINE BETWEEN SAID LOT IN AN EASTERLY DIRECTION AND CROSSING BROWNS CREEK 127.0 FEET TO A CONCRETE MONUMENT; THENCE WITH SAID CREEK IN A SOUTHWESTERLY DIRECTION 155.9 FEET TO A POINT IN THE EASTERLY MARGIN OF GEN. W.B. BATES DRIVE; THENCE WITH SAID DRIVE IN A NORTHERLY DIRECTION 120.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND BEING A TRIANGULAR SHAPED PARCEL OF LAND. SAID LOT NO. 23 AND PART OF LOT NO. 22 FRONT TOGETHER 246.3 FEET, MORE OR LESS, ON THE EASTERLY MARGIN OF GEN. W. B. BATES DRIVE AS ONE TRACT OF LAND, SAID PARCEL MEASURES 168.0 FEET ON THE NORTHERLY LOT LINE AND 120.9 FEET ON THE SOUTHERLY LOT LINE.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL A. TURNER AND MICHAEL R. BROWN IN INSTRUMENT 20011217-0139099, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL R. BROWN EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF **RUSSELL A. TURNER,** PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT [illegible] REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS: 3606 General Bate Drive, Nashville, TN 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 GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 7/31/03

X Russell A. Turner
X Michael R. Brown P.O.A.

Russell A. Turner
By Michael R. Brown, Attorney-In-Fact

Michael R. Brown

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Brown with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Franklin on this the 31 day of July, 2003.

Notary Public

Commission Expires: 11.22.05

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively _____ of the _____ the within named bargainor, a _____ corporation, and that _____ as such _____ and _____ being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____.

Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

~~NOTARY~~ PUBLIC
AT LARGE
Robin Jackson
My Commission Expires
May 30, 2007
STATE OF TENNESSEE

On this 31st day of July, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Michael R. Brown** to me known to be the person who executed the foregoing instrument in behalf of **Russell A. Turner**, and acknowledged that he executed that same as the free act and deed of the said **Russell A. Turner**.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 2003.

Notary Public

Commission Expires: 5/30/07

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

Notary Public

Commission Expires: _____