Davidson County DEEDWARR
Recvd: 08/05/03 13:47 2pgs
Fees:13.00 Taxes:669.70
20030805-0110970

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $181,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2003.

Notary Public

My Commission Expires: 1/7/07

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner As Follows:
John O. Jackson, Jr.
4505 Harding Road #72W
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number
116-03-0 A 067.00CO
7DA 70066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIN P. TURNER**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN O. JACKSON, JR.**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Unit No. 72W on the Plan of Royal Oaks Tower Condominiums, as of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, page 901, as amended in Book 4798, page 813, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT II:
Land in Davidson County, Tennessee, being Parking Space 5 on the Plan of Royal Oaks Tower Condominium Apartments, of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lin P. Turner by deed from Shelley F. Holman and husband, Thomas I. Holman, of record as Instrument No. 200007050066521, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2003 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, page 189, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions and Agreements contained in the Master Deed and By-Laws of The Royal Oaks Tower Condominiums, of record in Book 4710, page 901, as amended at Book 4798, page 813, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers and/or storm drainage of record in Book 3958, page 152, Register's Office for said County.

6. A perpetual easement for ingress and egress for normal vehicular and pedestrian traffic upon that parcel of ground designated "easement for driveway" upon the recorded plan of Royal Oaks, of record in Book 4300, page 201, Register's Office for said County, as set out in deed of record in Book 4668, page 986, Register's Office for said County, and in Book 4740, page 865, Register's Office for said County.

This is improved property known as 4505 Harding Pike #72W, Nashville, TN 37205.

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, his heirs and assigns, forever; and I covenant with the said Grantee 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 4th day of August, 2003.

Lin P. Turner

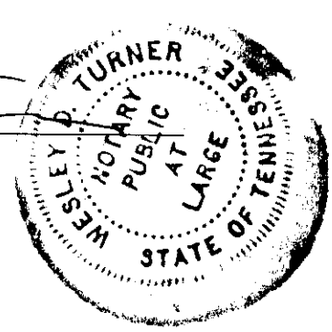
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LIN P. TURNER, unmarried,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of August, 2003.

Notary Public

My Commission Expires: 1/27/07



211539.1/2003191