This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)

COUNTY OF Davidson)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$ 182,000.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of August, 2003

Notary Public

NOTARY PUBLIC
Commission Expiration: 9/4/05

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 09/04/2005

Davidson County DEEDWARR
Recvd: 09/05/03 09:57 2pgs
Fees:13.00 Taxes:673.40

20030905-0129909

WARRANTY DEED

RETURN ORIGINAL TO:	PLEASE SEND TAX BILL TO:	ADDRESS OF NEW OWNER:
Realty Title & Escrow Company, Inc. 5111 Maryland Way Brentwood, Tenn. 37027	Sandra Porter 2060 Graybar Lane Nashville, TN 37215	2060 Graybar Lane Nashville, Tn. 37215
		PROPERTY ADDRESS: 2060 Graybar Lane Nashville, Tenn. 37215

MAP PARCEL NUMBER
117-11-D-30CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, Diana C. Bayer (formerly known as Diana Clark Scheuerman) ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto Sandra Porter and D. Thomas Porter, Wife & Husband (Collectively "Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

BEING UNIT NUMBER 2060 OF TURNBERRY SQUARE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6686 AT PAGE 166 AS AMENDED IN BOOK 6814, PAGE 165 AND SUPPLEMENTAL DECLARATION OF RECORD IN BOOK 8747, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED.

THIS BEING THE SAME PROPERTY CONVEYED TO DIANA CLARK SCHEUERMAN BY QUITCLAIM DEED OF CARL EDWARD SCHEUERMAN RECORDED DECEMBER 16, 1997 IN BOOK 10721, PAGE 935, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

**** DIANA CLARK SCHEUERMAN IS NOW KNOWN AS DIANA BAYER****

This property is known as 2060 GRAYBAR LANE, NASHVILLE, TN 37215

This property is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this 15th day of August, 2003

Diana C. Bayer

Diana C. Bayer (GRANTOR)
(formerly known as Diana Clark Scheuerman)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diana C. Bayer (formerly Diana Clark Scheuerman)** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the **15th day of August, 2003**

Notary Public

My Commission Expires: 9/4/05

MARK BLAYNEY LEEDOM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 09/04/2005