Davidson County DEEDWARR
Recvd: 09/19/03 10:51 2pgs
Fees:13.00 Taxes:1024.90

20030919-0138945

WARRANTY DEED

G-VR-03-4845

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-26-07

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL, NUMBERS
Thomas Turner	Pinnacle National Bank	
4845 Manassa Drive (ADDRESS)	(NAME) 211 Commerce Street, Suite 300	171-3-A-54 CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(ADDRESS) Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP B. JONES AND WIFE, MARY T. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS TURNER AND WIFE, KELLY TURNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 173 on the Plan of Section Two, Fredericksburg, of record in Book 7900, Page 509 and amended in Book 7900, Page 640, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip B. Jones and wife, Mary T. Jones by Warranty Deed executed August 10, 1995 and filed for record August 11, 1995 in Book 9760, Page 559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 8920, page 65; Book 9500, page 393; Book 7798, page 843; Book 8920, page 45; Book 7993, page 269; Book 7851, page 712 and Plat Book 7900, page 640, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4845 Manassa Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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. 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/our hand(s) this 15th day of September, 2003.

Phillip B. Jones

Mary T. Jones

STATE OF Tennessee

COUNTY OF Davidson

I, the undersigned, Notary Public of the County and State first above written, do hereby certify that Phillip B. Jones and wife, Mary T. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of September, 2003.

Mary Frances Rudy

Notary Public

My Commission Expires: 7-29-06

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903