THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21810-09-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me, 17th day of October, 2003. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Sara J. Finley 509 Close Lane Nashville, TN 37205	**Send Tax Bills To:** Union Planters Bank 2019 Richard Jones Rd. Nashville, TN 37215	**Tax Information:** Map No.116.02 Parcel No. 063.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark R. Turner and wife, Deneen A. Turner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara J. Finley, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 509 Close Lane, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of October, 2003.

Mark R. Turner

Deneen A. Turner

Davidson County DEEDWARR
Recvd: 10/21/03 10:23 2pgs
Fees:13.00 Taxes:3274.50
20031021-0155290

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark R. Turner and Deneen A. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

EXHIBIT "A"

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being Lot No. 81 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and pages 923-932, further amended in Plat Book 9700, pages 190 and 191, as amended by plat amendment in Book 10058, page 105 and by Surveyor's Certificates of Correction, of record in Book 9854, page 235, Book 10058, page 112, Book 10270, page 38, and Book 11518, page 393, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being the same property conveyed to Mark R. Turner and wife, Deneen A. Turner by deed dated September 11, 1998 from Damon L. Crabtree and wife, Robbie C. Crabtree of record in Book 1111, page 708, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictions of record in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57 and Instrument No. 200105100048634;
3) Resolutions of record in Instrument No. 200003220029124;
4) Dedication of Common Area of record in Book 9737, page 400
5) Charter of record in Book 9730, page 356;
6) All matters appearing on the Plan of record in Book 7900, page 913 and pages 923 to 932, Book 9700, page 190 and 191, Book 10058, page 105, Book 9854, page 235, Book 10058, page 112, Book 10270, page 38 and Book 11518, page 393, Register's Office for Davidson County, Tennessee.