This Instrument Was Prepared From Information Provided By The Parties
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Davidson County DEEDWARR
Recvd: 11/10/03 14:11 4pgs
Fees:23.00 Taxes:203.50
20031110-0164512

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:
Melvin B. Turner, Sr.
1908 Dahlia Drive
Nashville, TN 37210

SEND TAX BILLS TO:
Marvin B. Turner, Sr.
1908 Dahlia Drive
Nashville, TN 37210

Map: 71-11
Parcel: 32

STATE OF TENNESSEE)
COUNTY OF Smith)

The Actual Consideration or Value, whichever is greater, for this transfer is $55,000.

RUSSELL W. CRAIG AND STELLA MAI CRAIG SUBCRIBED AND SWORN TO BEFORE ME, THIS THE 10 TH DAY OF November 2003.

LAURA M PIPER NOTARY AT LARGE SMITH COUNTY

Notary Public

My Commissions expires: 3 / 14 / 06

FOR AND IN CONSIDERATION of the sum of Fifty-Five Thousand Dollars ($55,500) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Russell W. Craig and Stella Mai Craig (herein called "Grantors") have bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey on the 26th day of September, 1989, a certain tract or parcel of land, together with all improvements and appurtenances unto, Melvin B. Turner, Sr. (herein called "Grantee") the following described property, having an address of 1602 Meridian Street, Nashville, Tennessee and being situated and located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the southerly 20 feet of Lot No. 2 on the Map of the re-subdivision of I.D. Luton's Addition, as of record in Book 974, Page 55, Register's Office for Davidson County, Tennessee. Said Lot and part of Lot adjoin and front together 90 feet on the westerly side of Meridian Street and run back between parallel lines 200 feet to a dead line.

Being the same real property conveyed to Alvin C. Pentecost and wife by Deed from G.A. Sutton, and wife, Lucille W. Sutton, dated August 9, 1965, filed August 10, 1965, and recorded in Book 3921, Page 782, Register's Office for Davidson County.

Further being the same real property conveyed by Warranty Deed to Russell W. Craig and Stella Mai Craig by Alvin C. Pentecost, and wife, Lillie M. Pentecost, dated on May 5, 1967, filed July 28, 1967, and recorded in Book 4156, Page 400, Register's Office for Davidson County.

This is the same description contained in the previous deed of record.

The above described property is improved property known as 1602 Meridian Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantors covenants that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

Subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was NOT conducted in connect with the preparation of this document.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 10th day of November 2003.

Russell W. Craig
Grantor

11/10/03
Dated

STATE OF TENNESSEE)
COUNTY OF Smith)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell W. Craig known personally to me, or who has provided sufficient proof thereof, to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 10th day of November, 2003.

Notary Public

NOTARY PUBLIC AT LARGE SMITH COUNTY, TN. JRA M. PIPER

My Commissions expires: 3/14/06

Stella Mai Craig
Grantor

11/10/03
Dated

STATE OF TENNESSEE)
COUNTY OF Smith)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stella Mai Craig known personally to me, or who has provided sufficient proof thereof, to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

Witness my hand and official seal at office this 10th day of November, 2003.

Notary Public

NOTARY PUBLIC AT LARGE SMITH COUNTY, TN. JRA M. PIPER

My Commissions expires: 3/14/06

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $55,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melvin B. Turner, Sr. — Dated 11/10/03

Melvin B. Turner, Sr.
Affiant/Grantee

Subscribed and sworn to before me this 10 day of Nov, 2003

Notary Public

My Commissions expires: 3/31/07