This Instrument Prepared By:
TITLE ENTERPRISES, LLC.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
2031018

Davidson County DEEDWARR
Recvd: 11/13/03 12:02 2pgs
Fees:13.00 Taxes:895.40

20031113-0166152

Send Tax Bills To:

New Owner

New Owner is: (Julia Leslie Turner)
14714 Old Hickory Blvd.
Antioch, TN 37013

MAP: 173-181.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eric S. Marcuse and Tracy L. Marcuse**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Julia Leslie Turner** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Commencing at an iron rod in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the Charlie Armstrong property of record in Book 10559, page 886, R.O.D.C., TN;

Thence along said road, S 76 deg. 42' 01" W, a distance of 132.32 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 09 deg. 46' 40", a radius of 592.13 feet, a tangent of 50.65 feet, a length of 101.05 feet, and having a chord which bears N 81 deg. 35' 21" E, a distance of 100.93 feet to the point of beginning of the herein described tract; thence along said road, along a curve to the right having a central angle of 08 deg. 34' 46", a radius of 592.13 feet, a tangent of 44.42 feet, a length of 88.67 feet, and having a chord which bears S 89 deg. 13' 56" E, a distance of 88.58 feet to an iron rod; thence along said road, N 84 deg. 56' 32" W, a distance of 114.03 feet to an iron rod; thence along said road, along a curve to the right having a central angle of 25 deg. 39' 01", a radius of 894.52 feet, a tangent of 203.64 feet, a length of 400.46 feet, and having a chord which bears S 72 deg. 06' 58" E, a distance of 397.13 feet to an iron rod; thence leaving said road, N 81 deg. 10' 11" E, a distance of 442.64 feet to an iron rod; thence N 84 deg. 22' 05" E, a distance of 154.29 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 151.90 feet to an iron rod; thence S 82 deg. 11' 03" W, a distance of 115.92 feet to an iron rod; thence S 27 deg. 24' 52" E, a distance of 73.98 feet to the point of beginning and containing 86,215.671 square feet or 1.979 acres of land, more or less.

Being a portion of the property conveyed to Eric S. Marcuse and Tracy L. Marcuse from Larry Dwain Mullins and Marcia G. Mullins by Warranty Deed dated September 26, 1996 and recorded September 30, 1996 in Book 10207, page 822, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 10256, page 503 and all matters of record on plat in Book 8250, page 626 and Book 8250, page 910, Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is

unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of October, 2003.

GRANTOR:

Eric S. Marcuse
by Tracy L. Marcuse as POA
Eric S. Marcuse

Tracy L. Marcuse
by Tracy L. Marcuse as POA
Tracy L. Marcuse

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eric S. Marcuse and Tracy L. Marcuse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of October, 2003.

Notary Public

My Commission Expires: 9/24/05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Affiant

SWORN TO and subscribed before me this 30 day of October, 2003.

NOTARY PUBLIC
My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.