WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: December 10, 2003.
(AFFIX SEAL)

REGISTER'S OFFICE FOR DAVIDSON COUNTY AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076

Davidson County DEEDWARR
Recvd: 11/14/03 11:21 2pgs
Fees:13.00 Taxes:545.75

20031114-0166608

H-1285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon N. Keown	Union Planters Bank, N.A.	Map 073-03-0,, Parcel 074.00
(NAME)	(NAME)	
2520 Timwood Drive	401 Union Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1424	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ethelyne Austin Turner one half interest and Sandra Joyce Glover and John P. Turner Jr. and Janet A. Turner, the remaining one half interest in equal shares, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon N. Keown and wife, Ferne' M. Keown, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Revised Plat of Lot Nos. 15, 16, 17, 18, 19, 20, 21, 22, and 23 of Section One, Sutherland Heights, of record in Book 2330, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to John P. Turner from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington DC by deed dated August 29, 1996 and of record in Book 10176, Page 977, said Register's Office. The said John P. Turner died March 7, 2000, leaving a will of record in Will Book 234, Page 665, Probate Office for Davidson County, Tennessee, Docket No. 00P 634. Said Will names Janet A. Turner, Executrix of the Will. Further being the same property conveyed to Ethelyne Austin Turner, a one-half interest and Sandra Joyce Glover (Sandra Turner Lowe being one and the same individual), John P. Turner, Jr. and Janet A. Turner (individually), the remaining one-half interest in equal shares, from Janet A. Turner, Executrix of the Estate of John P. Turner, deceased by Quitclaim Deed dated October 21, 2000 and of record in Instrument No. 20001120-0114527, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2520 Timwood Drive, Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 13th day of November, 2003.

John P. Turner Jr.

Ethelyne Austin Turner

Janet A. Turner

Sandra Joyce Glover

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ethelyne Austin Turner one half interest and Sandra Joyce Glover and John P. Turner Jr. and Janet A. Turner, the remaining one half interest in equal shares the bargainor (s), 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 and official seal at ~~Brentwood~~ Hermitage, Tennessee this 13th day of November, 2003.

Commission expires: December 10, 2003

Darlene Short Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
4698 Lebanon Road
Hermitage, Tennessee 37076