This instrument prepared by:
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Davidson County DEEDWARR
Recvd: 12/17/03 16:10 2pgs
Fees:13.00 Taxes:569.80
20031217-0180226

FILE NO: 2003157

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Helen C. Burr	(NAME) Countrywide Home Loans, Inc.	Map 172-12, Group B Parcel 269
(STREET ADDRESS) 5620 Seesaw Road	(STREET ADDRESS) PO Box 660694	
(CITY) Nashville (STATE) Tennessee (ZIP) 37211	(CITY) Dallas (STATE) Texas (ZIP) 75266	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **BERT J. TURNER** has this day bargained and sold, and do hereby transfer and convey unto the said, **HELEN C. BURR, an unmarried woman,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Section Twelve, Bradford Hills, as of record in Plat Book 7900, page 581, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Bert J. Turner, a single person, by deed of record in Instrument #20010531-0056368, Register's Office, Davidson County, Tennessee.

Dana E. Turner, spouse, of the above named Bert J. Turner, joins in this Deed for the purpose of releasing any and all rights she may have in and to the above described property, including homestead and any other marital rights.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $154,000.00.

Subscribed and sworn to before me this the 16th day of December, 2003.

Helen Burr
Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 5620 Seesaw Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 16th day of December, 2003.

Bert J. Turner

Dana E. Turner

Dana E. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERT J. TURNER and wife, DANA E. TURNER,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2003.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2004 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Book 7900, page 581, Register's Office, Davidson County, Tennessee.
3. Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170; Book 9055, page 826, re-recorded in Book 9058, page 989, Register's Office, Davidson County, Tennessee.
4. Subject to Bylaws of record in Book 8071, page 531, Register's Office, Davidson County, Tennessee.