STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,526.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of December, 2003.

Notary Public

My Commission Expires: 11/2/04

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 12/22/03 13:16 2pgs
Fees:13.00 Taxes:571.75
20031222-0181802

ADDRESS NEW OWNER(S) AS FOLLOWS:
David M. Turner
1020 Colo Trail
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 183-050-A-055.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher L. Evans and wife, Cynthia L. Evans** hereinafter referred to as Grantors, hereby transfers and conveys to **David M. Turner, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot. No. 30 on the Plan of October Woods Phase One, Section three, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 229 & 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher L. Evans and Cynthia L. Evans by Warranty Deed from Claridge Builders Co, LLC of record in Book 11021, Page 980, Register's Office for Davidson County, Tennessee, dated July 10, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 909 and amended 9700, Page 229 & 230, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9840, Page 276; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503, Book 5047, Page 661; Book 5047, Page 656; at Instrument No. 2002 091701 13276, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9840, Page 259, Register's Office for Davidson County, Tennessee.

Conveyance of Common of Areas of record at Instruement No. 2000 042500 Register's Office for Davidson County, Tennessee.

Easement of record in Book 8443, Page 75, Register's Office for Davidson County, Tennessee.

Agreement of record in Book 9771, Page 560; Book 10010, Page 50, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9840, Page 267, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable.

This is improved property known as 1020 Colo Trail, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 16th day of December, 2003.

Christopher L. Evans

Cynthia L. Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher L. Evans and Cynthia L. Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11/2/05

WILLIAMSON COUNTY, TN
NOTARY PUBLIC
J. R. BARRETT, JR.

09682-BW