PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 02/06/04 11:03 3pgs
Fees:18.00 Taxes:703.00
20040206-0014691

W & I Ref: gj Title No: 45274

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth M. Reynolds 220 Hearthstone Manor Lane Brentwood, Tennessee 37027	Elizabeth M. Reynolds 220 Hearthstone Manor Lane Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 160-15-A-87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$190,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned, Davis Walker Turner and Andrew Stuart Turner, Co-Executors, Under the Last Will & Testament of Thomas A. Turner, Jr., with full power and Frances J. Turner, unmarried** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth M. Reynolds** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 87 on the Plan of Phase IV Hearthstone Manor of record in Book 6250, page 990 and amended in Book 6200, page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas A. Turner and Frances J. Turner, as tenants in common by Quitclaim Deed from Michael D. Sontag, Trustee of record in Book 11580, page 639, Register's Office for Davidson County, Tennessee. Thomas A. Turner has died, married and Testate. By Will of Record in Will Book 4992, page 956813 Probate Court Clerks Office for Davidson County, Tennessee. Davis Walker Turner and Andrew Stuart Turner were named Co-Executors, with Full Power to convey subject property. Letters Testamentary were issued by said Probate Court, December 6, 2003, (See File No. 02-P2020).

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 990 and amended in Book 6200, page 642, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6424, page 839, Amendments of Record in Book 6582, page 154, Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, re-recorded in Book 7393, page 749, Book 7398, page 907 and in Book 7403, page 563, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 220 Hearthstone Manor Lane, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seisd and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of December, 2003 .

Davis Walker Turner, Co-Executor

Frances J. Turner

State of Tennessee
County of Williamson

Before me the undersigned authority, personally appeared Davis Walker Turner, to me known (or proved to me on the basis of satisfactory evidence), to be Co-Executors Under the Last Will & Testament of Thomas A. Turner, Jr., with full power, the within named bargainor, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal on December 15, 2003.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of Tennessee
County of Williamson

My Commission Expires JULY 21, 2007

and Davis Walker Turner

Before me the undersigned authority, personally appeared **Frances J. Turner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same as a free act and deed.

Witness my hand and official seal on December 15, 2003.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

(Seal Required)

(If Authorized)

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $190,000.00

Affiant

Sworn and subscribed before me this 15th day of December, 2003

MELISSA L. COLLINS NOTARY PUBLIC AT LARGE KNOXVILLE COUNTY, TENN. My Commission Expires Mar. 24, 2004

Notary Public

My Commission Expires:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Wldoc: Deed Wty—12/92

WITNESS THE EXECUTION HEREOF this 11TH day of December, 2003.

Andrew Stuart Turner, , Co-Executor

State of Texas
County of: TARRANT

Before me the undersigned authority, personally appeared Andrew Stuart Turner, to me known (or proved to me on the basis of satisfactory evidence), to be Co-Executors Under the Last Will & Testament of Thomas A Turner. Jr., with full power, the within named bargainor, and acknowledged the execution of the foregoing instrument as such Executor for the purposes therein contained.

Witness my hand and official seal on December 11TH, 2003.

Notary Public

My Commission Expires: JANUARY 29, 2006

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED