(1)

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

ADDRESS NEW OWNER:
Eugenia Susanne Shepherd
109 St. Charles Place, Unit 109
Nashville, Tennessee 37212

SEND TAX BILL TO:
AmSouth Bank
P.O. Box 57046
Irvine, CA 92619-7046

MORTGAGEE:
AmSouth Bank
P.O. Box 57046
Irvine, CA 92619-7046

MAP	**104**
GROUP	**6-K**
PARCEL	**109**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scott P. Turner, married*** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Eugenia Susanne Shepherd, unmarried** hereinafter called the "GRANTEE", her 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 Unit No. 109 as shown on the Plat of St. Charles Place Condominiums, of record in Plat Book 6452, page 910-916, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of St. Charles Place Condominum Association, all as decsribed in Book 6438, page 595, as re-recorded in Book 6452, page 864, as amended in Book 6488, page 833 and in Book 6539, page 893, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Scott P. Turner by deed from Sam Hunt, Jr., unmarried of record in Instrument no. 20000110-0003194, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 109 St. Charles Place, Unit 109, Nashville, Tennessee 37212.

* Julia Bennett Turner, spouse of Scott P. Turner, joins in this conveyance to convey all of her right, title and interest in the subject property, marital or otherwise.

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", its successors and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 02/17/04 15:05 2pgs
Fees:13.00 Taxes:751.10
20040217-0018129

WITNESS my hand this the 13th day of February, 2004.

Scott P. Turner

Julia Bennett Turner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott P. Turner and Julia Bennett Turner**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of February, 2004.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/25/04

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $203,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of February, 2004.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-16-04

YVETTELYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.