

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$117,200.00 Barbara Gardner
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF March, 2004.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4/21/07
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Tracy Turner 805 Fitzpatrick Rd. Nashville, TN 37214	Realty mtg. Company 215 ~~Elmwood~~ Katherine Dr. Flowood, MS 39232	Map 108.04 Parcel 102

For and in 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,

Craig D. Mullennax and wife, Sharon T. Mullennax

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

M. Tracy Turner, unmarried

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 271 ON THE PLAN OF LARCHWOOD, SECTION THREE, AS OF RECORD IN BOOK 5200, PAGE 540, AND CORRECTED IN BOOK 6626, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO Which SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CRAIG D. MULLENNAX AND WIFE, SHARON T. MULLENNAX BY DEED FROM MICHAEL Y. GUNTER AND WIFE, REGINA L. GUNTER, DATED SEPTEMBER 25, 1998, AND OF RECORD IN BOOK 11144, PAGE 796, AND RE-RECORDED IN BOOK 11564, PAGE 975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6076, Page 69, and Book 6122, Page 482, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 805 Fitzpatrick Road, 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 hand(s) this 26th day of March, 2004.

Craig D. Mullennax

Sharon T. Mullennax

Davidson County DEEDWARR
Recvd: 03/31/04 08:22 2 pgs
Fees:13.00 Taxes:433.64

20040331-0035822

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Craig D. Mullennax and wife, Sharon T. Mullennax, with whom I am personally acquainted, (or who 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, at office, this 26th day of March, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076