Davidson County DEEDWARR
Recvd: 06/22/04 10:03 2pgs
Fees:13.00 Taxes:485.26
20040622-0073597

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,150.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of June, 2004.

Notary Public

My Commission Expires:_____

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Barbara Turney and Michael Turney
516 Mill Station Drive
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
59-4-49

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, **George O. Adebanjo and wife, Jennifer W. Adebanjo** hereinafter referred to as Grantors, hereby transfers and conveys to **Barbara Turney and husband, Michael Turney** 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:

Being Lot Number 59 on the Plan of Phase I, Claymille Station, of record in Plat Book 6900 at page 322 and 323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George O. Adebanjo and wife, Jennifer W. Adebanjo by Warranty Deed from Gemcraft Homes (Tennessee), Inc. of record in Book 7661 Page 189, Register's Office for Davidson County, Tennessee, dated September 26, 1988.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Page 322-323, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7301, Page 271, Register's Office for Davidson County, Tennessee.

Conveyance of Sanitary Sewer to Metro of record in Book 7681, Page 537, Register's Office for Davidson County, Tennessee.

Conveyance of Water Main to Metro in Book 7681, page 586, 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. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 516 Mill Station Drive, Nashville, Tennessee 37207.

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 June, 2004.

George O. Adebanjo

Jennifer W. Adebanjo

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 George O. Adebanjo and wife, and Jennifer W. Adebanjo, 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 June, 2004.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

Notary Public

My Commission Expires: 11/4/06

10661-BP

My Commission Expires 11/4/2006