Realty Title 48-n

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Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt Juliet, TN 37122

SPECIAL WARRANTY DEED

G-BL-04-2752

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-4-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Turner	1st Trust Bank for Savings	
2752 Fleet Drive (ADDRESS)	P.O. Box 17257 (NAME)	86-14-B-168CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38187 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RONALD G. TURNER, hereinafter called the Grantees, their heirs and assigns, that 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. 164 on the Revised Plan of Fleetwood Subdivision , Phase Two, of record in Book 6900, page 969, Register's Office for said County.

Said Lot No. 164 fronts 60 feet on the easterly margin of Fleet Drive and extends back between parallel lines 105 feet to a dead line.

Being the same property conveyed to AmSouth Bank by Substitute Trustee's Deed executed February 23, 2002 and filed for record May 11, 2004 in Instrument Number 20040511-0053768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 6900, page 969 and Book 7940, page 565, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2752 Fleet Drive, Hermitage, Tennessee 37076
(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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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/our hand(s) this 29th day of July, 2004.

AmSouth Bank

BY: _____

Davidson County DEEDWARR
Recvd: 08/04/04 08:17 2pgs
Fees:13.00 Taxes:518.00

20040804-0093150

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~ PINELLAS

Personally appeared before me the undersigned a Notary Public for said County and State. Julie Beausoleil, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Vice President of AmSouth Bank, the within named bargainor, a corporation, and that she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Vice President.

Witness my hand and official seal at Pinellas County, Florida on this 29th day of July, 2004.

Lori Thomson

LORI THOMSON
MY COMMISSION # DD 048740
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires: 11/16/05

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212