# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/04 12:10 2pgs
Fees:13.00 Taxes:1147.00
20040816-0098751

State of Tennessee File No. 17330-1
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$310,000.00.**

Lemuel Forcht
Affiant

Subscribed and sworn to before me, this the 13th day of August, 2004.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)
STEPHEN W. ARTHUR
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE
Comm. Expires 05/30/07

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Lemuel Forcht**<br>**Paula Forcht** | **Greenpoint Mortgage Funding** | **172-09-0-A-079.00** |
| **616 Banbury Place** | **P. O. Box 80747** | |
| **Brentwood, TN 37027** | **Atlanta, GA 30366** | |

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, I,

**Sylvia G. Turner, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Lemuel Forcht and wife, Paula Forcht**

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. 79 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 605 through 609, inclusive, 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 Sylvia G. Turner, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 11675, Page 207, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48 and First Supplement of record in Book 10962, Page 516 and Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 292, Book 2438, Page 460 and in Book 4693, Page 691, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is Improved (X) Unimproved (____) property, known as: **616 Banbury Place, Brentwood, TN 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 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 convenant 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 my/our hand(s) this **13th** day of **August, 2004.**

Sylvia G. Turner

**Sylvia G. Turner**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sylvia G. Turner,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **13th** day of **August, 2004.**

_____
**Notary Public**

**My Commission Expires:** 5/30/07

