THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 10/01/04 13:56 3pgs
Fees:18.00 Taxes:408.85
20041001-0118639

MAP PARCEL NUMBERS:
59-16-0-67.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **24th** day of **September, 2004**, by and between **Edd Turner III, married** party of the first part, and **Allen Lacy and Mary Kelly, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$110,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Haynies Cleveland Plan, of record in Book 161, Page 35, Register's Office for said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Edd Turner, III and Charles D. Gibson, Jr. by Warranty Deed from MBHD, LLC of record in Instrument No. 200402110016323, dated 1/30/04, recorded 2/11/04, said Register's Office.

The above reference property is also known as 2429 Grover Street, Nashville, TN 37207.

The above reference property is not and has never been the primary residence of the grantor or his spouse.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Charles Gibson By Edd Turner III atty-in-fact

Charles Gibson

Edd Turner III

Edd Turner III

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edd Turner III, married** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **24th** day of **September, 2004.**

My commission expires 1-27-07

Notary Public

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY TENNESSEE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$110,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather M-Moore

Affiant

Subscribed and sworn to before me this **24th** day of **September, 2004.**

Notary Public

1-27-07

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY TENNESSEE

PROPERTY ADDRESS:
2429 Grover Street
Nashville, TN 37207

NAME AND ADDRESS OF NEW OWNER:
Allen Lucy III & Mary Kelly
2429 Grover St.
Nashville, TN 37207

STATE OF TENNESSEE, WILLIAMSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public, **EDD R. TURNER, III,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **CHARLES GIBSON,** under a power of attorney as recorded in Book *, page _____, and is authorized by **CHARLES GIBSON** to execute this instrument on behalf of **CHARLES GIBSON.**

* 2004-1001. 0118638

Witness my hand at office this 24TH day of SEPTEMBER, 2004.

Notary Public

My Commission Expires: 1-27-07

[SEAL]

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE