PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 11/09/04 12:01 3pgs
Fees:18.00 Taxes:599.40

20041109-0135047

WARRANTY DEED

THIS INDENTURE is made and entered into this _____ day of November, 2004, by and between PHILIP D. RION, A MARRIED MAN, hereinafter called Grantor, and KENNETH W. TURNER, JR. and JACQUELINE S. TURNER, HUSBAND AND WIFE, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, PHILIP D. RION, A MARRIED MAN, as Grantor, does hereby bargain, sell, transfer and convey unto KENNETH W. TURNER, JR. AND JACQUELINE S. TURNER, hereinafter referred to as Grantee, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 713 SOUTH DICKERSON ROAD, GOODLETTSVILLE, TENNESSEE 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

ALICE F. RION, wife of PHILIP D. RION, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantors on the day and year first above written.

PHILIP D. RION
Signature of Seller

ALICE F. RION
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILIP D. RION and his wife, ALICE F. RION,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of **November, 2004.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

KENNETH W. TURNER, JR.

713 SOUTH DICKERSON ROAD
GOODLETTSVILLE, TENNESSEE 37072

Property Address:

713 SOUTH DICKERSON ROAD
GOODLETTSVILLE, TENNESSEE 37072

Person Responsible for Taxes:

DECISION ONE MORTGAGE COMPANY, LLC
6060 JA JONES DRIVE, SUITE 1000
CHARLOTTE, NORTH CAROLINA 28287

Map & Parcel #: MAP 25-12, PARCELS 6 AND 7

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$162000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 5 day of **November, 2004.**

Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7496

EXHIBIT 'A'

TRACT I: Being Lot No. 6 on the Plan of the Subdivision of part of Lily Bell Farm, near Goodlettsville, not of record, described according to a survey made by S.M. McMurray Engineering Co., July 1, 1940, as follows:

Lot No. 6: Beginning on the Westerly margin of the Dickerson Pike, at a point 300 feet south of the Southeast corner of the property conveyed to Ben B. Cunningham and wife, by deed from Lily C. Bell, of record in Book 1058, page 511, Register's Office for said County, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two Lots North 77 degrees 40' West 889.3 feet, more or less, to a stake; thence South 18 degrees 55' West 100 feet to a stake at the corner of Lots Nos. 6 and 7; thence with the line between said two Lots South 77 degrees 40' West 888.3 feet, more or less, to a stake in the Westerly margin of the Dickerson Pike; thence with said Pike northwardly 100 feet to the beginning, containing 2 acres, more or less.

TRACT II: Being parts of Lots Nos. 7 and 8 on the unrecorded Plan of Lily Bell Farm, near Goodlettsville, and described as follows:

Beginning at a point in a wire fence, 464 feet west of the westerly margin of Dickerson Pike; thence along said fence north 77 degrees 40' west 418 feet to an original iron pin at a fence post; thence along another fence south 19 degrees west 200 feet to the northwest corner of the property conveyed to I.W. Carson and wife, by deed of record in Book 1404, page 7, Register's Office for said County; thence along Carson's north line, south 77 degrees 40' east 418 feet to a point which is 459.1 feet west of the west margin of Dickerson Pike; thence northerly 200 feet to the beginning.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is the following property:

Being a portion of that tract of land conveyed to William C. Rion and wife, Ann Kroll Rion, in Book 1580, Page 533, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, dated 12/20/85, as follows:

Beginning at an iron pin an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, page 249, Register's Office for Davidson County, Tennessee; thence with the east line of Carpenter (Book 4214, page 555) N 25 degrees 34' 04" E 114.24' to an iron pin in said fence line; thence leaving the line of Carpenter S 70 degrees 37' 52" E 251.09' to an iron pin; thence S 28 degrees 51' 38" W 64.12' to an iron pin; thence S 70 degrees 30' 12" E 170.59' to an iron pin in the west line of Crutchfield (Book 3768, page 235); thence with the line of Crutchfield S 25 degrees 33' 21" W 49.98' to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W.C. Rion (Book 4228, page 249); thence with Rion's north line N 70 degrees 40' 00" W 418.05' to the point of beginning containing .843 acres, more or less.

Being a portion of the same property conveyed to PHILIP D. RION AND WIFE, DANA I. RION, by Quitclaim Deed from WILLIAM C. RION, JR. AND WIFE, SHIRLEY D. RION, of record in Book 7005, page 213, Register's Office for DAVIDSON County, Tennessee. Subsequently, DANA I. RION conveyed all of her right, title and interest in and to said property to PHILIP D. RION by Quitclaim Deed, of record in Book 8672, page 353, Register's Office for Davidson County, Tennessee. Subsequently, all of the right, title and interest of DANA I. RION in and to the property identified and described as Lots 5 and 6 of the unrecorded plan of the subdivision of part of the Lily Bell Farm was conveyed by Quitclaim Deed to PHILIP D. RION, of record in Book 10186, page 589, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 25-12, PARCELS 6 AND 7).

PARA# = PARA# + 1
1. Unrecorded easements for roads and utilities, if any.

2. Restrictions applicable to Lots 5 and 6 only, of record in Book 7005, Page 213, Register's Office for DAVIDSON County, Tennessee.