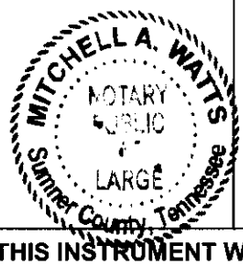
Davidson County DEEDWARR Recvd: 11/12/04 10:16 2pgs Fees:13.00 Taxes:1020.83 20041112-0136123 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,900.00 Julia B. Turner Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2004. Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
LaVona Cooper	AmeriFund Financial, Inc. dba All Fund Mortgage	103-03-0
218 54th Avenue, North	8833 Pacific Avenue Suite G	GROUP
Nashville, Tennessee 32709	Tacoma, WA 98444	PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand Nine Hundred Dollars and Zero Cents ($275,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Scott P. Turner and wife, Julia B. Turner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LaVona Cooper, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING part of Lot No. 7 and Lot No. 8 and a part of the right of way of the N.C. & St. L. Railroad (now abandoned) on the map showing the subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, and described according to a survey prepared by Ralph W.C. Lambert, Surveyor, as follows:

BEGINNING at an iron pin in the easterly margin of 54th Avenue, North (formerly Richland Avenue), at the southwesterly corner of a tract of land conveyed to Oscar Ellies Allbert and wife, by deed of record in Book 2272, page 243, Register's Office for Davidson County, Tennessee; thence with the southerly margin of the Allbert Property eastwardly 194.0 feet to an iron pin; thence southerly 50.5 feet to an iron pin, being the northeasterly corner of a tract of land conveyed to Roy McClelland Westcott and wife, of record in Book 2270, page 599, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of the Westcott Property 178.0 feet to an iron pin in the easterly margin of 54th Avenue, North; thence with the margin of said Avenue northwesterly 60.5 feet to the point of beginning.

BEING the same property conveyed to Scott P. Turner and wife, Julia B. Turner, by deed dated August 15, 2003, from Beatrice Potts, a widow, of record as Instrument No. 20030819-0119870 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 218 54th Avenue, North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 our hands this 5th day of November, 2004.

Scott P. Turner

Julia B. Turner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott P. Turner and Julia B. Turner, the bargainors, 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 5th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC Sumner County, Tennessee