Davidson County DEEDWARR
Recvd: 02/02/05 12:57 2 pgs
Fees:13.00 Taxes:455.10

20050202-0012317

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN00486

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
$123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of January, 2005

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica L. Thompson	**New South Federal Savings Bank**	**097-08-0-034.00**
405 Montego Cove	**P.O. Box 200005**	
Hermitage, TN 37076	**Kennesaw, GA 30156**	

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, WE,

Jimmie A. Turner, married

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

Monica L. Thompson, married

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. 225 on the Plan of Lake Park, Section 6, of record in Plat Book 4885, page 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmie A. Turner, a married man, by Warranty Deed from Sandra L. Epperson, unmarried, dated 4-22-03 and recorded 4-29-03 in Instrument No. 20030429-0056974, and being the same property previously conveyed to Sandra L. Epperson, unmarried, by Warranty Deed from Timothy Ross Paul and wife, Diane Paul, dated 1-30-95 and recorded 1-31-95 in Book 9582, page 651, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 5057, page 431, in the Register's Office of Davidson County, Tennessee.

Christine B. Turner, wife of, Jimmie A. Turner, joins in this instrument for the purpose of conveying such marital interest, if any, that she may have in and to said property.

Unimproved ( )
This is improved (X) property known as **405 Montego Cove, Hermitage, TN 37076**
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 covenant 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 our hands this 31st day of January, 2005.

Jimmie A. Turner

Christine B. Turner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmie A. Turner and wife, Christine B. Turner, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of January, 2005.

Commission Expires:_____

Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005