Davidson County DEEDWARR
Recvd: 02/28/05 15:44 2 pgs
Fees:13.00 Taxes:277.50
20050228-0021865

40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Jerry L. Hatcher
Laura L. Hatcher
401 Rachels Court West
Hermitage, TN 37076

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 75-7
PARCEL 289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Diana J. Green, now known as Diana Green Turner** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Jerry L. Hatcher and wife, Laura L. Hatcher**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 13A on the Plan of Zone Lot Division - Lots 1, 2 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, as of record in Plat Book 6250, pages 538 through 543, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Diana J. Green, by deed from The Estate of Miriam L. Cerone by and through its executor, Robert J. Cooms, and Robert J. Cooms and Margaret C. Ferrell, Devisees pursuant to the Last Will and Testament of Miriam L. Cerone, dated June 22, 2000, of record in Instrument No. 200006260063489, Register's Office for Davidson County, Tennessee. The said Diana J. Green has since married and is now known as Diana Green Turner.
>
> Renwick Turner joins in the execution of this instrument to convey his interest in the Property as spouse of Diana Green Turner.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 401 Rachels Court West, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25 day of February, 2005.

Diana Green Turner

Renwick Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Diana Green Turner and husband, Renwick Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25 day of February, 2005.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me
this 25 day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 21, 2007