This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Michael L. Turner
Dinah W. Turner

1408 Nadley Ave., Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 03/01/05 13:46 2 pg
Fees:13.00 Taxes:314.50
20050301-0022448

WARRANTY DEED

(Map Number 53-12; Parcel Number 178.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **FRANK S. MENEFEE, TRUSTEE OF THE NOVA SULLIVAN MENEFEE FAMILY TRUST U/A/D NOVEMBER 10, 2000, with authority to sell without joinder of beneficiary,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **MICHAEL L. TURNER and wife, DINAH W. TURNER**, hereinafter referred to as "Grantees", their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being the easterly 150 feet of Lot No. 3, Section 2, Life & Casualty Subdivision of the Dabbs & Elliott Property as per plat of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FACING 150 feet on the southerly side of Lakeshore Drive (formerly Pitts Avenue) and running back between parallel lines to a dead line a distance of 581.6 feet and containing 2.001 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION but expressly excluded from this conveyance is that portion of said property conveyed to the United States of America by deed of record in Book 2149, page 317, Davidson County, Tennessee, more particularly described as follows, to-wit:
A tract of land situated on the left descending bank of the Cumberland River in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows:
Beginning at a point in the south right of way line of Pitts Avenue, said point being South 49° 51' East 14 feet from the most northerly corner of the lands of the subject owner; thence, from the point of beginning and along said right of way line South 49° 51' East 137 feet to a corner common to the lands now or formerly of Alma C. and E. B. Rhea; thence, leaving said right of way line and along said Rhea line South 41° 00' West 208 feet; thence, leaving said Rhea line and severing the lands of the subject owner North 06° 30' West 188 feet and North 41° 00' East 80 feet to the point of beginning, containing forty-eight hundreds (.48) of an acre, more or less.

BEING the remaining portion of the property conveyed to Warren A. Menefee and wife, Nova S. Menefee by deed from The Life & Casualty Insurance Company of Tennessee, Inc. dated May 1, 1937 of record in Book 1036, page 62, Register's Office for Davidson County, Tennessee. Warren A. Menefee having died on December 9, 1999 his interest then vesting in Nova S. Menefee as surviving tenant by the entirety. Nova S. Menfee conveyed the property to Frank S. Menefee as Trustee of the Nova Sullivan Menefee Family Trust u/a/d November 10, 2000 by Quitclaim Deed dated November 14, 2001 of record in Instrument No. 20020124-0010237, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 843, page 56, Register's Office for Davidson County, and to sewer easement of record in Book 3160, page 537, said Register's Office for Davidson County,

Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **3018 Lakeshore Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTOR FURTHER COVENANTS and binds Grantor, its successors and assigns, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 14th day of February, 2005.

THE NOVA SULLIVAN MENEFEE FAMILY TRUST
U/A/D NOVEMBER 10, 2000

TR-5765

BY: FRANK S. MENEFEE, TRUSTEE

STATE OF FLORIDA)
COUNTY OF Lake)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Frank S. Menefee, Trustee of the Nova Sullivan Menefee Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Trustee of the Nova Sullivan Menefee Family Trust and further acknowledged himself to be so authorized executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Clermont, Florida, on this 10th day of February, 2005.

Jan R. Crago
Notary

JAN R. CRAGO
MY COMMISSION # DD 118596
EXPIRES: September 13, 2006
Bonded Thru Notary Public Underwriters

My Commission Expires: Sept. 13 '06

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I 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 **$85,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael L. Turner, Affiant

Subscribed and sworn to before me this 22 day of February, 2005.

Glenn S. Macbeth Notary

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO. TN

MY COMMISSION EXPIRES:
AUGUST 20, 2006