STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF February, 2005.

Notary Public
MY COMMISSION EXPIRES 10-25-08
File No. G5-3294D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 03/08/05 08:13 3 pgs
Fees:18.00 Taxes:962.00
20050308-0025013

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James Curtis and Connie Curtis, husband and wife	Mortgage Investors Group	5-15
(NAME)	(NAME)	
8114 Ridgewood		
(STREET ADDRESS	(STREET ADDRESS)	
Goodlettsville, Tennessee 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Harry Turner, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Curtis and Connie Curtis, husband and wife** 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:

SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 8114 Ridgewood, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 25th day of February, 2005.

Harry Turner

Donna Turner

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Harry Turner and wife, Donna Turner, the bargainor(s), with whom Iampersonally 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, this 25th day of February, 2005.

My Commission Expires: 3/25/04

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named ___, _____ (title) for _____(corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the ___ _(title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2005.

My Commission Expires:_____

Notary Public

TATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of February, 2005.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

Land in Davidson County, Tennessee, being described as follows:

TRACT NO, 1: LAnd in the 14th Civil District of Davidson County, Tennessee described partly according to a survey made by Steven Draper,May 10,1963, as follows: BEGINNING at a point in the center of Rigdewood Drive at the SE corner of the property conveyed to Connell and wife, by deed from Georgia A. Colebrook, of record in Book 3703, Page 518, Register's Office for said County: thence, with Connell's NE line northwestwardly 442 feet to the center line of Gill Lane: thence with the center line of said land northeastwardly 254 feet to the NW corner of John Kellison's property; thence with his west line southerly 425 feet to the center of Ridgewood Drive, the point of beginning.

TRACT NO. 2: Land in the 14th Civil District of Davidson County, Tennessee described as follows:
BEGINNING in the center of Ridgewood Drive at the southeast corner of the property conveyed to Walter T. Connell and wife, of record in Book 3703 Page 58, Register's Office for said County, and the southwest corner of the property conveyed to Thomas A. Warf and wife, of record in Book 3906, Page 822, said Register's Office; thence with the center line of Ridgewood Drive westwardly 50 feet; thence northwestwardly 60 feet to the westerly line of Connell property; thence with his west line southeastwardly 70 feet to the center of Ridgewood Drive,the point og beginning.

Being the same property conveyed to Harry Turner, by Deed of Record dated January 24, 2003 and of record as Instrumen #200302180020821, Register's Office for Davidson County, Tennessee.
Donna Turner joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.