THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP PARCEL NUMBERS:
070-4-0-206.00

Davidson County DEEDWARR
Recvd: 03/31/05 14:01 2 pgs
Fees:13.00 Taxes:414.17
20050331-0035108

WARRANTY DEED

THIS INDENTURE, made and entered into this **28th** day of **March, 2005**, by and between **Edd Turner, III and Charles D. Gibson, Jr., both married**, party of the first part, and **Nancy Davis, unmarried** party of the second part,

WITNESSETH: That for and in consideration of **$111,938.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of Grover Street Subdivision, of record in Instrument No. 200020430-0052830, Register's Office for said County, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Edd Turner, III & Charles D. Gibson, Jr. by Warranty Deed from MBHD, LLC, dated 1/30/04, recorded 2/11/04, said Register's Office.

The above legal is identical to the one of the previous deed.

The above legal is also known as 2412 Grover Street Nashville, TN 37207.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edd Turner, III

Charles D. Gibson, Jr.

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edd Turner, III and Charles D. Gibson, Jr., both married** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28th day of March, **2005.**

My commission expires 8/22/07

Heather M. Moore
Notary Public

I, or we, 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, **$111,938.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of March, **2005.**

Heather M. Moore

PROPERTY ADDRESS:
2412 Grover Street
Nashville, TN 37207

NAME & ADDRESS OF NEW OWNER:
Nancy B. Davis
2412 Grover Street
Nashville, TN 37207