RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "
SP43793

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File #24001** **Record & Return To:** **Saturn and Mazer Title Services, Inc.** **212 Third Avenue North** **Nashville, TN 37201**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,512,500.00. Affiant Subscribed and sworn to before me this 7th day of April, 2005. Notary Public My Commission Expires: 3-27-07

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.
MY COMMISSION EXPIRES: MARCH 27, 2007

WARRANTY DEED

Address New Owner: Howard Mertz & Vickie B. Mertz 3113 Forrest Park Avenue Nashville, TN 37205	**Send Tax Bills To:** **Suntrust Mortgage, Inc.** **201 Fourth Ave N/7th Floor** **Nashville, TN 37219**	**Tax Information:** Map No.117.01-0 Parcel No. 128.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D. Scott Turner and wife, Margaret Thorpe Turner**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howard Mertz and wife, Vickie B. Mertz** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3113 Forrest Park Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of April, 2005.

D. Scott Turner

Margaret Thorpe Turner

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **D. Scott Turner and Margaret Thorpe Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2005.

Notary Public

My Commission Expires: 9-12-07

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/13/05 14:58 2 pgs
Fees:13.00 Taxes:5596.25

20050413-0041328

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly half of Lot No. 15 on the Map of Forrest Park Subdivision, as of record in Book 161, page 144, Register's Office for Davidson County, Tennessee.

Said part of said Lot 15 fronts 115 feet on the southerly side of Forrest Park Avenue and runs back between parallel lines along the easterly margin of Hindman Avenue, now Woodleigh Avenue, 200 feet, to a dead line.

Being the same property conveyed to D. Scott Turner and wife, Margaret Thorpe Turner by deed dated January 16, 1990 from J. Fred Pilkerton, Jr. and Mary Knox Pilkerton of record in Book 8026, page 405, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been assumed by the Grantees and prorated by the parties;
2. All matters appearing on the Plan of record as Book 161, page 144, Register's Office for Davidson County, Tennessee.