This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050332

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
SAME

New Owner is:
Jennifer N. Bannister
2920 Primrose Circle
Nashville, TN 37212

MAP: 117.08
PARCEL: 8.00

Davidson County DEEDWARR
Recvd: 06/15/05 13:34 2 pgs
Fees:13.00 Taxes:703.00
20050615-0068477

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Angela Turner**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Jennifer N. Bannister, unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 14, Block B, on the Map of Belmont Terrace Annex No. 4 as of record in Book 974, Page 97, Register's Office for said County.

Said Lot No. 14 fronts 35 feet on the easterly side of Primrose Circle and runs back Between lines 160.9 feet on the northerly line and 178.8 feet on the southerly line to the westerly margin of an alley which is a broken line, on which it measures 113.8 feet.

Being the same property conveyed to Angela Turner by Quitclaim Deed from Angela Turner, as Executor of the State of William George Harris, dated May 22, 1998, recorded June 17, 1998, in Book 10980, page 794, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William G. Harris and wife, Virginia R. Harris by Warranty Deed from Jess W. Stewart and wife, Jeanne A. Stewart, dated March 4, 1968, recorded March 5, 1968 in Book 4216, Page 890, Register's Office for Davidson County, Tennessee. The interest of William George Harris in said property was devised to Angela Turner by his Last Will and Testament, dated April 14, 1980, which has been admitted to probate by Order of Probate Court of Davidson County, Tennessee, entered December 2, 1997, No. 097P-1751.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

AJ
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of June, 2005.

GRANTOR:

Angela Turner

Angela Turner

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Angela Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 10 day of June, 2005.

Notary Public

My Commission Expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

SWORN TO and subscribed before me this 10 day of June, 2005

NOTARY PUBLIC

My commission expires: 9-24-05

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.