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

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SEND TAX BILLS TO:
Terry Booth
922 Morrison
Nashville TN 37208

MAP PARCEL NUMBERS 92-4-244.00

Davidson County DEEDWARR
Recvd: 07/07/05 09:06 2 pgs
Fees:13.00 Taxes:429.20
20050707-0077959

WARRANTY DEED

THIS INDENTURE, made and entered into this 22 day of June, 2005, by and between **Edd Turner III**, party of the first part, and **Terry Booth**, party of the second part,

WITNESSETH: That for and in consideration of **$116,000.00** 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. 12 on the Bransford's Subdivision of three parts of lot No. 158 of Judge McNairy's Mansion House Tract, of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 35 feet on the easterly side of Morrision Street and runs back between parallel lines, 188.6 feet to an alley.

Being the same property conveyed to Ed Turner, III, by Quit Claim Deed from Johnny Burroughs and wife, Linda Burroughs, dated September 1, 2001, filed for record on September 6, 2001, in Instrument No. 20010906-0096569, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters of plat of record in Plat Book 161, Page 146, Restrictive Covenants of record, any and all easements , right of ways , setback lines, restricitons, zoning regulations, etc. all of record in the Registes office for Davidson County, Tennessee.

The above described property is not and has never been the primary residence of the Grantor or his spouse.

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

Improved property is known as: 922 Morrison Street, Nashville, TN 37208.

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

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edd Turner III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of June, 2005.

My commission expires 1-22-07

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, **$116,000.00**, 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 22 day of June, 2005

Notary Public

7/29/06

my commission expires

PROPERTY ADDRESS:
922 Morrison
Nashville, TN 37208

Name and Address of New Owner
Terry Booth
922 Morrison
Nashville TN 37208