RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP43990

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/05 11:50 2 pgs
Fees:13.00 Taxes:943.50
20050708-0079204

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

State of Tennessee)
County of Davidson)

G#2952-2

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2005.

Janel L. McAlister
Notary Public

My commission expires: 3-27-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
RANDY L. TURNER and SHANNON W. TURNER	**Provident Funding Assoc.**	**Map 087-09-0, Parcel 088.00**
4816 Myra Drive	**1101 Kermit Drive, Ste. 607**	
Hermitage, TN 37076	**Nashville, TN 37217**	

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 HEREBY ACKNOWLEDGED, WE,

MARK S. GELBAND and wife, CHARLENE R. GELBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDY L. TURNER and wife, SHANNON W. TURNER

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:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Final Plat of New Hope Estates, Phase One, as of record in Book 9700, Page 319, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Mark S. Gelband and wife, Charlene R. Gelband, by Warranty Deed dated August 27, 2003, from Corinthian Custom Homes, Inc., a Tennessee corporation, of record in Instrument No. 20030904-0128496, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 11665, Page 811, and amended in Instrument No. 200003220029281, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVE (__X__) unimproved (____) property, known as: **4816 Myra Drive, Hermitage, TN 37076**.

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. Wherever 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 our hands this **29th** day of **June, 2005.**

MARK S. GELBAND

CHARLENE R. GELBAND

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 **MARK S. GELBAND and wife, CHARLENE R. GELBAND,** the bargainors, 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 and official seal at Nashville, Tennessee, this **29th** day of **June, 2005.**

Notary Public

JOHN T. COOK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09