THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/27/05 11:46 2 pgs
Fees:13.00 Taxes:155.40
20050727-0087537

ADDRESS NEW OWNER:
E. Mark Turner
5007 Timber Trail
Mt. Juliet, Tennessee 37122

MORTGAGEE:
Bank of America, N.A.
414 Union Street
Nashville, Tennessee 37289

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map & Parcel 083-03-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennie Mai Lurd-Kekey, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **E. Mark Turner,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being lot No. 10 on the Plan of R. T. Creighton's Subdivision of Lots No. 42 and 43, Brownsville, as of record in Book 332, page 18, Register's Office for said County.
>
> Being the same property conveyed to Godwin Yao Lurd-Kekey and wife, Jennie Mai Lurd-Kerkey, by deed from David Lee Williams and wife, Gabrielle K. Williams, as of record in Book 9544, page 275, Register's Office for Davidson County, Tennessee. The said Godwin Yao Lurd-Kekey is deceased and the Grantor is the surviving tenant by the entirety.

This is improved property known as 112 Creighton Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal and any easements, covenants and conditions as shown on the plan of record in Book 332, page 18, of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 22ND day of July, 2005.

Jennie Mai Lurd-Kekey
JENNIE MAI LURD-KEKEY

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 **Jennie Mai Lurd-Kekey**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 22nd day of July, 2005.

BARBARA F. JONES NOTARY PUBLIC TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: July 19, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is **$42,000.00.**

E. Mark Turner
AFFIANT

Subscribed and sworn to before me
this 22nd day of July, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07