Davidson County DEEDWARR
Recvd: 08/05/05 11:33 2 pgs
Fees:13.00 Taxes:432.90

20050805-0092448

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 300
Franklin, TN 37067

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

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

Notary Public
My commission expires:

07-0507-82203

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret G. Turner 3224 Dockside Drive Hermitage TN 37076	New Owner	086-09-0-033.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia J. Marohn, unmarried,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Margaret G. Turner**, hereinafter called the Grantee, her successors 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. 29, on the Plan of Lakeside Woods Estates, Section Three, of record in Book 7900, Pages 218-220, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia J. Marohn, unmarried by deed from Allen R. Earps and wife, Betty Earps, of record in Book 8458, Page 197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3224 Dockside 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 Grantee, her successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of July, 2005.

Patricia J. Marohn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patricia J. Marohn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29th day of July, 2005.

Notary Public
State of Tennessee at Large

My Commission expires: 5/24/2008

