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

SEND TAX BILLS TO:
Carolyn Harris
2410 Grover Street
Nashville, TN 37208

MAP PARCEL NUMBERS 70-4-0-205.00

Davidson County DEEDWARR
Recvd: 08/10/05 10:48 2 pg:
Fees:13.00 Taxes:425.13

20050810-0094689

WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of July, **2005**, by and between **Edd Turner**, III, a married man, and **Charles D. Gibson**, a married man, party of the first part, and **Carolyn Harris**, a single woman, party of the second part,

WITNESSETH: That for and in consideration of **$114,900.00** 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. 6 on the plan of Grover Street Subdivision, of record in Instrument No. 20020430-0052830, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edd Turner, III and Charles D. Gibson, Jr. by deed from MBHD, LLC, dated 1/30/04 and recorded 2/11/04, of record in Instrument No. 20040211-0016317, said Register's Office.

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, at instrument no. 200204300052830, :any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

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

This is improved property known as 2410 Grover Street, Nashville, TN 37208.

The above property is not and has not ever been the primary residence of either Grantor or their spouses.

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 by Nazarene Frazier his Attorney in fact

Edd Turner
By: Nazarene Frazier, Attorney in fact

Charles D Gibson by Nazarene J. Frazier his Attorney in fact

Charles D. Gibson
By: Nazarene Frazier ,Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Nazarene Frazier, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for Edd R. Turner, III, and Charles D. Gibson, under a power of attorney as recorded in Book X, Page_____, and is authorized by Edd R. Turner, III and Charles D. Gibson to executed this instrument on behalf of Edd R. Turner, III, and Charles D. Gibson.

Witness my hand at office this 28th day of July 2005

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires 9-22-07

Angie Valentine
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, **$114,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Myra Chamblis X20050810-0094683
Affiant

Subscribed and sworn to before me this 28th day of July, 2005.

Jennifer Gregory
Notary Public

3-14-07
my commission expires

JENNIFER GREGORY NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 14, 2007

PROPERTY ADDRESS:
2410 Grover Street
Nashville, TN 37207

Name and Address of New Owner

Carolyn Harris
2410 Grover Street
Nashville, TN 37207