03

Rucky Title
48-A

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Allison D. Turner
4705 Nevada Ave.
Nashville, Tennessee 37209

Davidson County DEEDWARR
Recvd: 08/30/05 11:20 2 pgs
Fees:13.00 Taxes:836.20
20050830-0103710

SEND TAX BILL TO:
Mortgagee

MAP 091-15
GROUP
PARCEL 357

MORTGAGEE:

Countrywide Home Loans, Inc.
4500 Park Granada
Calabasas, CA 91302-1613

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 and sufficiency of which are hereby acknowledged, Tom W. Gauger and wife, Lori Gauger, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto Allison D. Turner, unmarried, hereinafter called the "GRANTEE", her 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. 606 on the Plan of Block No. 28 on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Tom W. Gauger and wife, Lori Gauger by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Instrument no. 20001227-0126018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 4705 Nevada Ave., Nashville, Tennessee 37209.

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 heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the 15th day of August, 2005.

Tom W. Gauger

Lori Gauger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Tom W. Gauger and wife, Lori Gauger, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of August, 2005.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 4-19-08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $226,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of August, 2005.

NOTARY PUBLIC

FRANCIS D. WILLIAMS
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires: 10/7/07