Davidson County DEEDWARR
Recvd: 09/22/05 13:31 2 pgs
Fees:13.00 Taxes:621.60

20050922-0113936

FILE BOX 45

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
05TN06176

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$168,000.00

Courtney M. Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 21st day of September, 2005

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: 1/24/09

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney M. Fann **1015 Maxwell Ave.** **Nashville, TN 37206**	**Capital Bank & Trust Company** **1808 West End Avenue, Ste. 600** **Nashville, TN 37203**	**083-05-0-141.00**

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,

Daniel Cross Turner and wife, Keaghan Kane Turner

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

Courtney M. Fann and Stephen M. Humphrey, both unmarried

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. 20 of Block "F", on the plan of East Wood Addition as shown on plat of record in Plat Book 332, page 63, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot fronts 50 feet on the north side of Maxwell Avenue and extends back northerly between parallel lines 211 feet, more or less, to an alley.

Being the same property conveyed to Daniel Cross Turner and wife, Keaghan Kane Turner, by Warranty Deed from Julie Anne McGuire and husband, Mark McGuire, dated 7-23-04 and recorded 8-11-04 in Instrument No. 20040811-0096937, Register's Office for Davidson County, Tennessee.

Subject to Driveway Easement of record in Book 5419, page 994, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20050922-0113935, said Register's Office.

Unimproved ( )

This is improved (X) property known as **1015 Maxwell Avenue, Nashville, TN 37206**

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 21st day of September, 2005.

Daniel Cross Turner by Cindy Evans, Attorney-in-Fact
Daniel Cross Turner by Cindy Evans, Attorney in Fact

Keaghan Kane Turner by Cindy Evans, Attorney-in-Fact
Keaghan Kane Turner by Cindy Evans, Attorney in Fact

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 Daniel Cross Turner and wife, Keaghan Kane Turner the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of September, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2005.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of September, 2005, before me personally appeared Cindy Evans to me known to be the person who executed the foregoing instrument in behalf of Daniel Cross Turner and Keaghan Kane Turner as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Daniel Cross Turner and Keaghan Kane Turner

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of September, 2005.

Commission Expires: 11/4/06 Gail C. Victory
Notary Public

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006