Davidson County DEEDQC
Recvd: 10/05/05 10:54 2 pgs
Fees:12.00 Taxes:0.00
20051005-0119895

File No. 47816-04RVH

Parcel ID No. 137-13-A-32

This instrument prepared by:
David L. Thurston
Crown Title Corporation
One Sanford Avenue
Baltimore, MD 21228

This Quit Claim Deed, MADE THIS 24th day of July, 2004, by and between Michael Jason Turner and Ruth Y. Turner, Husband and Wife, party of the first part, GRANTOR; and Michael Jason Turner, Sole Owner, party of the second part, GRANTEE.

WITNESSETH, That the actual consideration or value, whichever is greater, for this transfer is ZERO AND 00/100 DOLLARS ($0.00), pursuant to the love and affection between husband and wife, the said GRANTOR does grant and convey to the said Michael Jason Turner, Sole Owner, his heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Davidson County, Tennessee and described as follows, that is to say:

Being Lot No. 32, on the Plan of Peninsula Point, Phase Three, Section Three, of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Subject to all matters of record in Plat Book 11700, page 32, Register's Office for Davidson County, Tennessee.

Subject to any and all Restrictions of record in Book 9943, page 287, Instrument No. 2000041000035892, Register's Office for Davidson County, Tennessee.

The improvements thereon being known as 508 Waterford Place, Antioch, TN 37013.

Map & Parcel No. Map 137, Group 13-0-A, Parcel 32

BEING all and the same lot of ground which by Deed dated April 25, 2001, and recorded among the Land Records of Davidson County, Tennessee, as Instrument No. 20010503-0045739, was granted and conveyed by Jerry Butler Builders, LLC, unto Michael Jason Turner and wife, Ruth Y. Turner.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Michael Jason Turner, Sole Owner, his heirs, personal representatives and assigns, in Fee Simple.

AND the said party of the first part hereby covenants that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said GRANTOR.

_____ _____{Seal}
Michael Jason Turner

STATE OFTENNESSEE, Davidson COUNTY , to wit:

I HEREBY CERTIFY, That on this 14th day of July, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Michael Jason Turner**, the GRANTOR herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: _____ Notary Public

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

WITNESS the hand and seal of said GRANTOR.

_____ _____{Seal}
Ruth Y. Turner

STATE OFTENNESSEE, Davidson COUNTY , to wit:

I HEREBY CERTIFY, That on this 14th day of July, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared **Ruth Y. Turner**, the GRANTOR herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires: _____ Notary Public

NOTARY PUBLIC
AT LARGE
Jacqueline G. Brown
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

After recording return to:
Crown Title Corporation
1 Sanford Avenue
Catonsville, Maryland 21228
Phone: (410) 719-0200
Fax: (410) 719-0300

Owner's mailing address: 508 Waterford Place
Antioch, TN 37013

Send tax bills to: Michael Jason Turner
508 Waterford Place
Antioch, TN 37013