Georgia $160,000.00

WARRANTY DEED

G-CBB-05-01020

STATE OF Tennessee
COUNTY OF Davidson Floyd
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September 2005.

Chandra R. Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 29, 2008
(AFFIX SEAL)

NOTARY PUBLIC FLOYD COUNTY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathryn Smoot	First Franklin, A Divison of	
1020 Colo Trail	(NAME) 14643 Dallas Parkway, Suite 675	183-5-A-55CO
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID M. TURNER AND WIFE, MELODY TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHRYN SMOOT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 30, OCTOBER WOODS, PHASE ONE, SECTION THREE, as shown on plat of record in Plat Book 9700, Pages 229 and 230, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David M. Turner, an unmarried man by Warranty Deed from Christopher L. Evans and wife, Cynthia L. Evans, recorded the 22nd day of December, 2003 in Instrument No. 20031222-0181802, in the Register's Office of Davidson County, Tennessee. David M. Turner having since married. Melody Turner joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 7900, page 909 and Plat Book 9700, pages 229 and 230; Book 9840, page 276; Book 10181, page 986; Book 9840, page 267; Book 9840, page 259; Instrument No. 2000425-0041127; Book 8443, page 75 and Book 10010, page 50, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1020 Colo Trail, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2005.

David M. Turner

Melody Turner

Davidson County DEEDWARR
Recvd: 10/07/05 15:29 2 pgs
Fees:13.00 Taxes:592.00

20051007-0121748

STATE OF Georgia
COUNTY OF Floyd

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Turner and Melody Turner, the within named bargainor, 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, this the 30th day of September, 2005.

Chandra R. Hall
Notary Public

My Commission Expires: My Commission Expires Nov. 20, 2007

CHANDRA R. HALL NOTARY PUBLIC (SEAL) FLOYD COUNTY, GA

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903