# WARRANTY DEED

PREPARED BY INFORMATION FURNISHED BY THE PARTIES.

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

E. Mark Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2005

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| J. Daniel Vannoy | NEW OWNER | Map 082 |
| 508 Eversholt Ct. | | Group 03 |
| Antioch, TN 37013 | | Parcel 036 |

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

**E. Mark Turner, married**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**J. Daniel Vannoy and wife, Marion Vannoy**

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:

Being Lot No. 58 on the Plan of C.F. Sharpe & W.L. Horns Second Subdivision of Lindsley Property, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 50 feet on the westerly margin of Joseph Street and extends back between parallel lines 145 feet to an alley.

BEING the same property conveyed to E. Mark Turner by Quitclaim Deed from George D. Jennings, of record in Book 8185, Page 884, dated August 2, 1990, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 161, Page 53, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1112 Joseph Ave., Nashville, TN 37207

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 my hand this 7th day of October, 2005.

E. Mark Turner
E. Mark Turner

Davidson County DEEDWARR
Recvd: 10/17/05 14:12 2 pgs
Fees:13.00 Taxes:166.50

20051017-0125045

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 E. Mark Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 7th day of October, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.