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Davidson County DEEDWARR
Recvd: 11/02/05 09:18 2 pgs
Fees:13.00 Taxes:629.00

20051102-0132319

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. **Affiant** Subscribed and sworn to before me this 28th day of October, 2005. Notary Public My Commission Expires: September 22, 2007

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. COMMISSION EXPIRES:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
James Parris, et ux 8262 Old Harding Pike Nashville, TN 37221	Same	142-10-0; 051.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT M. TURNER**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **JAMES R. PARRIS and SUSAN K. PARRIS, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee:

Tract IV: Being Lot No. 9 on the Plan of Harpeth Estates, Section II, as of record in Book 4175, page 23, Register's Office for said County, described as follows:

Beginning at the westerly margin of James Milton Court at the corner of Lots Nos. 9 and 10; thence with the line between said two lots, westerly 87.3 feet to the corner of Lots Nos. 9 and 11; thence with the line between said two lots, southwesterly 111.4 feet to the corner of Lots 9 and 12; thence with the line between said two lots southerly 59.45 feet; thence southeasterly 73.25 feet to the corner of Lots Nos. 8 and 9; thence with the line between said two lots, northeasterly 159.7 feet to the westerly margin of James Milton Court; thence with the same northerly 40 feet to the beginning.

Being part of the same property conveyed to Robert M. Turner by Quitclaim Deed from Mary Frances Turner, of record in Book 10190, page 907, Register's Office for Davidson County, Tennessee.

A new legal description not was prepared for this transaction. The subject property is not the usual place of residence of the Grantor or his spouse.

This is improved property known as 105 James Milton Court, Nashville, Tennessee 37221.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4175, page 23, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4249, page 17, Register's Office for said County.

3. Joint Driveway Easement of record in Book 6142, page 152, said Register's Office.

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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

WITNESS my hand this 28th day of October, 2005.

ROBERT M. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT M. TURNER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28TH day of October, 2005.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007