25-1509

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 11/23/05 11:12 2 pgs
Fees:13.00 Taxes:301.55
20051123-0141764

WARRANTY DEED

THIS INDENTURE is made and entered into this **15th** day of **November, 2005** by and between **Rebecca Turner and husband, Jason Turner** , herein after referred to as GRANTOR, and **Dennis Zeller and Patricia Zeller** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Unit 53, Building No. 8, on the Plan of Hickory Valley Condominiums of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

1) All matters of record on the Plan of Hickory Valley Condominiums of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee.

2) Master Deed of record in Book 4521, page 574 as clarified in Book 5001, page 394, Register's Office for Davidson County, Tennessee.

3) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca Turner and husband, Jason Turner by Warranty Deed from Jennifer N. Light, married, of record in Instrument No. 200505040049984, dated April 27, 2005, recorded May 4, 2005, Register's Offie for Davidson County, Tennessee.
Previously being the same property conveyed to Jennifer Norris, a single person by Warranty Deed from Lynn Ellen Graham, a single person, dated November 30, 2001, of record in Instrument No. 20011220-0140626, Register's Office for Davidson County, Tennessee.

This is improved/unimproved property known as: 5515 Country Drive #53, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Rebecca Turner
Signature of Seller

Jason Turner
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Rebecca Turner and husband, Jason Turner** , to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such
person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this **15th** day of **November, 2005.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

Name and Address of Property Owner:
Dennis Zeller and Patricia Zeller
5515 Country Drive #53, Nashville, TN 37211

Send Tax Statements to:
Century 21 Mortgage
2001 Bishops Gate Blvd, Mount Laurel, NJ 08054

Map and Parcel--162.05-0C-053.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$81,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **November, 2005.**

Notary Public

SUSAN HARVILLE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 21, 2007

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Franklin, TN 37067
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