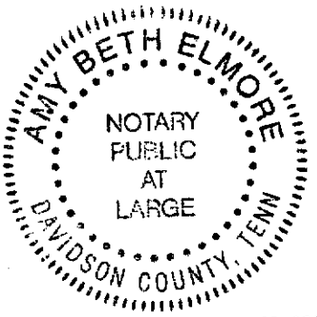
Davidson County DEEDWARR
Recvd: 12/28/05 11:11 2 pgs
Fees:13.00 Taxes:536.50
20051228-0155113



My Commission Expires MAR. 22, 2008

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Donna C. Pioch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December, 2005.

Amy Beth Elmore
NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spanikca & Torris Turner 7461 Maggie Drive Antioch, TN 37013	NEW OWNER	Map 182-06, Group A Parcel 134

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,

Janice W. Fulton, unmarried By and Thru Lynn H. Tuttle Attorney-In-Fact

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Spanikca Turner and husband, Torris Turner

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. 130 OLD HICKORY HILLS, PHASE TWO-SECTION ONE, AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NUMBER 20030623-0086188, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JANICE W. FULTON, AN UNMARRIED PERSON BY DEED FROM GREENVALE CONSTRUCTION, LLC, DATED FEBRUARY 25, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040311-0027944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2006 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20030623-0086188, Register's Office for Davidson County, Tennessee.
3) Property is subject to Old Hickory Hills, Phase Two, Section One, a Planned Unit Development, Charter of Record in Instrument Number 20020123-0009417, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Instrument Number 20020116-0006750, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20020116-0006750, said Register's Office.
4) Property is subject to Restrictive Covenants contained in Instrument Number 20020116-0006750, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for storm water detention to Metro Government in Instrument Number 20030226-0025749, said Register's Office.
6) Property is subject to easement for sanitary sewer/storm drain to Metro Government in Instrument Number 20001030-0107214, said Register's Office.
7) Property is subject to any and all restrictions, easements, and conditions of record.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 7461 Maggie Drive, Antioch, TN 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 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(s) this 22 day of December, 2005.

Janice W. Fulton By Lynn Tuttle Attorney in Fact
Janice W. Fulton by Lynn H. Tuttle Attorney-in-Fact

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 Lynn H. Tuttle, Attorney-in-Fact for Janice W. Fulton, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Janice W. Fulton for the purposes therein contained.

WITNESS my hand and official seal this 22 day of December, 2005

NOTARY PUBLIC

My Commission Expires: 6/28/08

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076