WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 10:28 2 pgs
Fees:13.00 Taxes:377.40

20060103-0000353

P-05-926

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2005.

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: 5/2/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikkole E. Turner	Amsouth Bank	
926 Riverside Drive (ADDRESS)	(NAME) 2050 Parkway Office Circle, RCN-6`	83-7-97
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(ADDRESS) Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID EDWARD BAKER, DANIEL RAY BAKER AND ROGER DALE BAKER, DEVISEES UNDER THE WILL OF MARY ELIZABETH BAKER., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NIKKOLE E. TURNER, AN UNMARRIED WOMAN, AND JENNIFER M. TURNER, AN UNMARRIED WOMAN, hereinafter called the Grantees, 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 No. 55, 56, 57 on the plan of Robert E. Powers Land, of record in Book 421, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward D. Baker and wife, Elizabeth B. Baker, by Deed from Mack Estes and wife Ada S. Estes, dated June 2, 1956, of record in Book 2541, page 169, Register's Office for Davidson County, Tennessee. The said Edward D. Baker having died on May 6, 1988 and Elizabeth B. Baker having died August 4, 2004. Pursuant to the Last Will and Testament of Mary Elizabeth Baker, Probate No. 04P1451, Probate Court for Davidson County Tennessee, subject property was devised unto David Edward Baker, Daniel Ray Baker and Roger Dale Baker.

Elizabeth B. Baker and Mary Elizabeth Baker are one in the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 926 Riverside Drive, Nashville, Tennessee 37206
(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/our hand(s) this 28th day of December, 2005.

David Edward Baker

Daniel Ray Baker

Roger Dale Baker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sandy Meyer

I, ~~Cindy Baker~~, a Notary Public of the County and State first above written, do hereby certify that David Edward Baker, Daniel Ray Baker and Roger Dale Baker, devisees under the Will of Mary Elizabeth Baker, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th day of December, 2005.

Notary Public

My Commission Expires: 5/24/2008

(SEAL)

SANDY MEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800