This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 02/15/06 14:22 2 pgs
Fees:13.00 Taxes:518.00
20060215-0018506

WARRANTY DEED

Address new owner as:
E. Mark Turner
5007 Timber Trail
Mt. Juliet, TN 37122

Send tax bills to:
Same

Map-Parcel
Map 043.050
Par 74, 75, 76,
77, 84, 85, 86, 87

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Robert H. Prater, have this day bargained and sold, and do hereby transfer and convey to the said E. Mark Turner, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 4 of Block "E" on the Plan of Crestview Estates, as of record in Book 843, page 81, Register's Office for said County.

Said Lot No. 4 fronts 75 feet on the east side of Brooks Avenue and runs back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to Otto Prater and wife, Mattie Prater by deed from Arkie Smith Ghee, dated September 29, 1956, and recorded in Book 2596, page 43, said Register's Office. The said Otto Prater having predeceased Hattie Prater. Title now vested in Robert H. Prater pursuant to an Affidavit of Heirship filed at Book 10451, page 621, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lots Nos. 5, 6, 7, 22, 23, 24 and 25 of Block "E" on the Map of Crestview Estates, of record in Bock 843, page 81 of the Register's Office for said County.

Said Lots Nos. 5, 6 and 7 adjoin and front together 303 feet on the easterly side of Brooks Avenue and run back between parallel lines 157.4 feet to a dead line
Said Lots 22, 23, 24 and 25 adjoin and front together 378 feet on the westerly side of Cedarcrest Avenue and run back between parallel lines 157.4 feet to a dead line.

Being the same property conveyed to Otto Prater and wife, Mattie Prater by deed from Sam Clark McCord and wife, Maggie Vantrease McCord, dated August 7, 1951, and recorded in Book 2016, page 289, said Register's Office. The said Otto Prater having predeceased Mattie Prater. Title now vested in Robert H. Prater pursuant to an Affidavit of Heirship filed at Book 10451, page 621, said Register's Office.

This is improved property located on Brooks Avenue, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said E. Mark Turner, his heirs and assigns, forever.

And I, Robert H. Prater, do covenant with the said E. Mark Turner, that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006, which are assumed by Grantee.

And I, Robert H. Prater, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the E. Mark Turner, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 10th day of February 2006.

Robert H. Prater

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert H. Prater, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 10th day of February 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $140,000.00.

E. Mark Turner
AFFIANT

Subscribed and sworn to before me, this 10th day of February 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007