Davidson County DEEDWARR
Recvd: 03/07/06 08:08 2 pgs
Fees:13.00 Taxes:414.40

20060307-0025937

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA M. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAY 28, 2006

05-0601-62666

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $112,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of March, 2006.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
John Todd DeVidts	Accredited Home Lenders, Inc.	106-14-0-006.00
1967 Gatlin Drive	13901 Sutton Park Drive South, Suite 150	
Nashville TN 37210	Jacksonville, FL 32224	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven Mark Turner, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Todd DeVidts, hereinafter called the Grantees, their successors and assigns, a 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. 18, on the Plan of Raymond Heights, of record in Book 1424, Page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Isaac G. Frady and wife, Lillie Mae B. Frady by deed from Louis L. Finney and wife, Elizabeth Finney, of record in Book 1880, Page 573, Register's Office for Davidson County, Tennessee. The said Isaac G. Frady having predeceased Lillie Mae B. Frady and the said Lillie Mae B. Frady having since died and her will devised subject property to Gloria Jean Mitchell and William Lee Mitchell, being recorded as Instrument No. 20050713-008113, Register's Office for Davidson County, Tennessee, and at Will Vol. #V5852-1960566, Probate Court's Office of Davidson County, Tennessee, and further being the same property conveyed to Steven Mark Turner by deed from Gloria Jean Mitchell and William Lee Mitchell, dated 7-28-05, of record in Instrument No. 20050729-0088746 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1967 Gatlin Drive, Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 2nd day of March, 2006.

Steven Mark Turner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Mark Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of March, 2006.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006