STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2006.

Notary Public
MY COMMISSION EXPIRES 3-11
File No. G6-1000D

DIANA P. MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James L. Turner and Karen Swanson Turner, wife and husband (NAME)	(NAME)	143-1-B-250 Co
250 Windsor Terrace Drive (STREET ADDRESS	(STREET ADDRESS)	
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/21/06 10:45 2 pgs
Fees:13.00 Taxes:921.30
20060321-0032243

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 HEREBYACKNOWLEDGED, WE, **John Kitzmiller and Nancy Kitzmiller, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Turner and Karen Swanson Turner, wife and husband** 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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 250 together with the appurtenant interest in the common elements of Windsor Terrace Condominiums, a horizontal property regime established by Master Deed of record in Book 7150, page 921, and as amended, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the Condominium Site plan of record as Exhibit "A" to the Master Deed of record in Instrument No. 2000811-0079911 and also of record in Book 11190, page 93, said Register's Office.

Being the same property conveyed to John Kitzmiller and Nancy Kitzmiller, husband and wife , by Deed from Gianikas Contractors, Inc.., dated April 11, 2002, of Record as Instrument No. 200204170047795, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 250 Windsor Terrace Drive, Nashville, TN 37221.

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. Whenever 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 February, 2006.

John Kitzmiller

Nancy Kitzmiller

STATE OF TX

COUNTY OF Harris }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named John Kitzmiller and Nancy Kitzmiller, husband and wife, the bargainor(s), with whom Iampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2006.

My Commission Expires: 10-13-2007

Notary Public

SHAHIDA BHUTTO
Notary Public
State of Texas
My Commission Expires
October 13, 2007

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
846 Conference Drive, Suite 4
Goodlettsville, TN 37072