Davidson County DEEDWARR
Recvd: 04/27/06 11:06 2 pgs
Fees:13.00 Taxes:362.60

20060427-0048235

WARRANTY DEED

B-MR-06-812

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Celia Lynn Turner
Affiant

Subscribed and sworn to before me, this 21st DAY OF April, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-[illegible]
(AFFIX SEAL)

JOAN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Celia Lynn Turner	Ownit Mortgage Solutions, Inc.	
812 Paige Court (ADDRESS)	(NAME) 11700 Great Oaks Way, Suite 360 (ADDRESS)	59-11-264.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Alpharetta, GA 30022 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we D. LENIGER, TRUSTEE OF THE PAGE COURT TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CELIA LYNN TURNER, and husband Vorie Turner, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 4, ON THE PLAN OF PAIGE VILLA, OF RECORD IN PLAT BOOK 6250, PAGE 557, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO D. LENIGER, TRUSTEE, PAGE COURT TRUST BY WARRANTY DEED FROM WILLIAM EDWARD BUFORD, UNMARRIED, RECORDED ON THE 2ND DAY OF FEBRUARY, 2005 IN INSTRUMENT NO. 20050202-0012530, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO WILLIAM EDWARD BUFORD BY DEED FROM CHRYSTAL F. LOVE AND HUSBAND,TERRY E. CUNNINGHAM RECORDED MAY 18, 1995 IN BOOK 9675,PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 812 Paige Court, Nashville, Tennessee 37207
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of April, 2006.

D. Leniger, Trustee
D. Leniger, Trustee

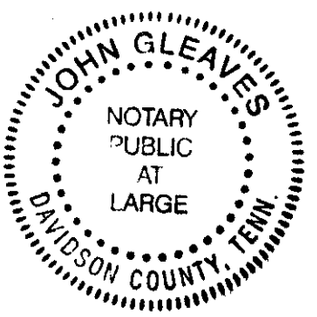
STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of April, 2006, before me personally appeared D. Leniger, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Trustee of the Page Court Trust, the within named bargainor, a Trust and that he/she as such Trustee executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 21st day of April, 2006.

Notary Public

My Commission Expires: 7-29-06



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903