WARRANTY DEED

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00.

Diana Easley
Affiant

Subscribed and sworn to me on April 26, 2006

NOTARY PUBLIC
My Commission Expires: 1/23/2010

Davidson County DEEDWARR
Recvd: 04/28/06 13:42 2 pgs
Fees:13.00 Taxes:1202.50

20060428-0048991

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Karen F. Miller 520 Woodhurst Drive Nashville, TN 37220	Owner	Map 161-5 Parcel 4

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles Anthony Turner and wife, Barbara Ann Turner, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Karen F. Miller, a single woman hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County

Said Lot No. 50 fronts 100.0 feet on the northwesterly side of Woodhurst Drive and extends back 310.0 feet on the southwesterly line and 270.0 feet on the northeasterly line to a dead line in the rear on which it measures 171.45 feet.

Being the same property conveyed from Roger H. Marriott and wife, Mary Lou Marriott by Warranty Deed to Charles Anthony Turner and wife, Barbara Ann Turner dated July 8, 1977, of record in Book 5170, Page 882, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2006 Davidson County and subsequent taxes are assumed by the Grantee;
2. Subject to restrictive covenants contained in the instrument of record in Book 3836, Page 719, Register's Office for Davidson County, TN.
3. Subject to Plan of record in Book 3600, Page 89, said Register's Office, showing an owner's certificate, a 40-foot minimum building setback line from Woodhurst Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30-foot utility anchor easement located on the southeast corner of said lot.
4. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 7589, Page 148, Register's Officefor Davidson County, TN.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 520 Woodhurst Drive Nashville, TN 37220.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on April 26, 2006.

Charles Anthony Turner

Barbara Ann Turner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 26, 2006, before me personally appeared Charles Anthony Turner and Barbara Ann Turner, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 26, 2006.

NOTARY PUBLIC

My Commission Expires: 1/23/2010

JOHN WEBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY