This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 05/19/06 12:24 2 pgs
Fees:13.00 Taxes:218.30
20060519-0059160

ADDRESS NEW OWNER:
Hillary Hansen, Trustee
UNITED BUYERS LAND TRUST
P. O. Box 1193
BRENTWOOD TN 37024-1193

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 43-5
PARCEL 85.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, E. Mark Turner, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Hillary Hansen, Trustee for UNITED BUYERS LAND TRUST, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 24 of Block "E", on the Plan of Crestview Estates, of record in Plat Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being part of the same property conveyed to E. Mark Turner by deed from Robert H. Prater of record in INST: 20060215-0018506, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record and is not the principal residence of the Grantor and is not subject to marital rights herein.

THIS conveyance subject to such easements and setback lines of record in Book 843, Page 81; and Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4854, Page 643, said Register's Office.
Taxes for 2006 have been pro-rated and assumed by grantee.

This is improved property known as 809 A Cedarcrest Ave., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hillary Hansen, Trustee for UNITED BUYERS LAND TRUST, its successors and assigns, forever; and I, E. Mark Turner, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

E. Mark Turner

E. Mark Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named E. Mark Turner, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 2006.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~3/22/2008~~ 5.23.06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 2006.

NOTARY PUBLIC

HAROLD REEVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: ~~3/22/2008~~ 5-23-06