Davidson County DEEDWARR
Recvd: 05/25/06 13:39 2 pgs
Fees:13.00 Taxes:569.43

20060525-0061647

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 44557

WARRANTY DEED

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$153,900.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **10TH DAY OF MAY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 6-27-09

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JOHN NICHOLS	**BANK OF AMERICA**	**128-11-36**
516 Cedar Forest Court	**P. O. Box 1675**	**9D 26780**
Nashville, TN 37221	**Coraopolis, PA 15108-6903**	

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 HEREBY ACKNOWLEDGED **We, DAVID L. TURNER and wife, TONYA L. TURNER**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN NICHOLS and wife, GRETCHYN BOSHART**

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David L. Turner by deed from James P. Hiller and wife, Michelle B. Hiller of record in Instrument Number 20010906-0096560, Register's Office for Davidson County, Tennessee. The said Tonya L. Turner, wife of David L. Turner, joins in this conveyance for the purpose of conveying whatever right, title and interest she might have in said property by reason of the marital estate or otherwise.

This is improved property known as 505 Holt Valley Road, Nashville, Tennessee 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. 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 THIS 10TH DAY OF MAY, 2006.

DAVID L. TURNER

TONYA L. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named DAVID L. TURNER and wife, TONYA L. TURNER, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 10th day of May, 2006.

NOTARY PUBLIC

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission Expires: 6-27-09