THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25472-05-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $101,049.00. Affiant Subscribed and sworn to before me this 31st day of May, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: H. Calister Turner, III Donetta Hope Turner ~~.12 acres of the Howard Tract~~ * Nashville, TN ~~37205~~ 37201 *138 2nd Ave. N. #200	**Send Tax Bills To:** New Owner 138 2nd Ave. N. #200 Nashville, Tennessee 37201	**Tax Information:** Map No.116-11-0 Part of Parcel No. 062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles Howard and wife, Chris Howard**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **H. Calister Turner, III and wife, Donetta Hope Turner** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at .12 acres of the Howard Tract, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2006.

Charles Howard, BY: Chris Howard, Attorney-In-Fact Chris Howard
pursuant to a power of attorney being placed of record immediately prior hereto

Davidson County DEEDWARR
Recvd: 06/07/06 15:06 2 pgs
Fees:13.00 Taxes:373.88
20060607-0067789

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chris Howard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2006.

My Commission Expires SEPT. 22, 2007

Notary Public

My Commission Expires:

STATE OF TENNESSEE; COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chris Howard,** with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument on behalf of **Charles Howard** and is authorized by the said **Charles Howard** to execute this instrument on HIS behalf.

Witness my hand, at Office, this 31st day of May, 2006.

My commission expires: My Commission Expires SEPT. 22, 2007

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being an unimproved portion of Pendleton Avenue and Glenside Avenue, abandoned and closed by City of Belle Meade Ordinance No. 74-6, adopted January 15, 1975, of record in Book 4905, page 661, Register's Office for Davidson County, Tennessee, and being described according to a survey by John Kohl and Company, P. C., dated April 28, 2006, as follows:

Beginning at an iron pin by others and being the most southerly corner of the original Turner tract, said pin was the common corner of the Turner and Howard tracts; thence with the southerly line of the original Turner tract as follows: N 55 deg. 50' 13" E, 53.58 feet to the start of a curve to the left with a radius of 348.20 feet, an arc length of 263.04 feet and delta of 43 deg. 16' 55" to a point; thence S 02 deg. 57' 26" W, 68.18 feet; thence with a curve to the right with a delta of 32 deg. 57' 49", a radius of 365.60 feet and an arc length of 210.34 feet; thence S 28 deg. 25' 17" E, 3.30 feet; thence S 55 deg. 50' 13" W, 55.74 feet; thence N 22 deg. 33' 58" W, 21.11 feet to the point of beginning and containing 5182 square feet or 0.12 acre, more or less.

(Subject property has been included in Lot No. 1 of the Turner Subdivision, of record in Instrument No. 20060518-0058564, said Register's Office.)

Being part of the same property conveyed to Charles Howard and wife, Chris Howard, by deed dated September 8, 2004, from Barbara Tomson, married, recorded as Instrument No. 20040913-0110406, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2006 City/County taxes which have been prorated by the parties.