WARRANTY DEED B-KW-06-3414	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,000.00 Affiant Subscribed and sworn to before me, this 9th DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

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
Jean L. Byassee	Jean L. Byassee (NAME)	
3414 Benham Avenue	3414 Benham Ave (ADDRESS)	117-07-0-095.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville TN 37215 (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 MARTY S. TURNER AND WIFE, ALISON GARROTT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEAN L. BYASSEE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTH HALF OF LOT NO. 183 ON THE MAP OF THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, OF RECORD IN BOOK 547, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID LOT FRONTS 100 FEET ON THE EASTERLY SIDE OF BENHAM AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MARTY S. TURNER AND WIFE, ALISON GARROTT BY WARRANTY DEED FROM CHRISTOPHER E. ZADERIKO AND WIFE, JACQUELINE BUTLER, RECORDED ON THE 7TH DAY OF NOVEMBER, 2003 IN INSTRUMENT NO. 20031107-0163659, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3414 Benham Avenue, Nashville, Tennessee 37215
(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 9th day of June, 2006.

Marty S. Turner

Alison Garrott

Davidson County DEEDWARR
Recvd: 06/09/06 13:46 2 pgs
Fees:13.00 Taxes:1835.20
20060609-0068830

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marty S. Turner and Alison Garrott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

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