Davidson County DEEDWARR
Recvd: 07/05/06 10:20 2 pgs
Fees:13.00 Taxes:887.63

20060705-0079912

WARRANTY DEED

ZANA C. PETTY
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 $ 239,900.00

X Rebecca Rose Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2006

Notary Public:

MY COMMISSION EXPIRES: 1.27.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert D. Cole	SunTrust Mortgage, Inc.	Map 75
813 Walden Way	P.O. Box 57028	Group 16-0-A
Hermitage, TN 37076	Irvine, CA 92619-7028	Parcel 48 CO

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

Robert Neil Turner, Jr. and wife, Rebecca Rose Turner

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert D. Cole and wife, Rebecca P. Cole

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:

BEING Lot No. 27, on the Plan of Phase 2-B, Walden Woods, of record in Instrument 20010226-0017620, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert Neil Turner, Jr. and wife, Rebecca Rose Turner, by deed from Frank Batson Homes, Inc. of record in Instrument 20020508-0056664, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11244, Page 105; Book 11244, Page 120, and amended in Instrument 20060321-0032040, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010226-0017620, said Register's Office; (3) Storm Water Detention Agreement of record in Book 11258, Page 790, said Register's Office.

Power of Attorney of record in Instrument 20060705-0079911, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 813 Walden Way, Hermitage, TN 37076

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 3rd day of July, 2006.

Robert Neil Turner Jr. by Rebecca Rose Turner Atty-in-fact
Robert Neil Turner, Jr.
By: Rebecca Rose Turner, Attorney-in-Fact

Rebecca Rose Turner
Rebecca Rose 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 Rebecca Rose Turner, 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 and official seal at Nashville, Tennessee, this 3rd day of July, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Rebecca Rose Turner, 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 on behalf of Robert Neil Turner, Jr. as his Attorney in Fact as the free act and deed of the within named Robert Neil Turner, Jr..

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 2006.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.