THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 07/10/06 11:00 3 pgs
Fees:18.00 Taxes:1110.00
20060710-0082309

WARRANTY DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Turner Land Development Corporation 4346 Lebanon Pike Hermitage, Tennessee 37076	Same	75-6-155

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DINAH WILLOUGHBY TURNER and husband, MICHAEL L. TURNER** has this day bargained and sold, and do hereby transfer and convey unto the said, **TURNER LAND DEVELOPMENT CORPORATION,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Property located on the northwest side of Lebanon Pike in the City of Hermitage, 11th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 155.00 on Davidson County property map 75-06, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 30, 2006 and known as Job No. 06-0052, as follows:

BEGINNING at an existing P.K. nail in the Northwesterly right-of-way of Lebanon Pike at the Southeast corner of the herein-described tract. Said point being the Northeast corner of the Turner Land Development Company property of record in Instrument No. 20001004-0098330, R. O. D. C., TN. Thence from said POINT OF BEGINNING, leaving Lebanon Pike with the line of Turner Development Company, N 59°31'25" W -92.50' to an existing iron pin; Thence N 83°20'18"W-138.99' to an iron pin set; Thence N 02°38'33"E-68.40' to an iron pin set in the southerly line of the William G. West property of record in Book 10337, Page 18, R. O. D. C., TN. Thence with the line of West, S 85°56'06"E- 293.74' to an existing P. K. nail in the northwesterly right-of-way of Lebanon Pike; Thence with said right-of-way, S 35°20'31"W-135.51' to the POINT OF BEGINNING, containing 0.50 acres, more or less.

Being a part of the same property conveyed to J. P. Willoughby et ux by deed of record in Book 2150, Page 582, Register's Office of Davidson County, Tennessee. Further, being a part of the same property conveyed to John P. Willoughby and wife, Maude Ella Willoughby, by deed from Frank Crowder, unmarried, of record in Book 2139, Page 448, Register's Office of Davidson County, Tennessee. The said J. P. Willoughby died testate on March 18, 1990, having been predeceased by his wife,

Maude Ella Willoughby, who died on August 31, 1987. The Will of J. P. Willoughby dated July 25, 1989 was probated in the Probate Court of Davidson County, Tennessee, No. 95250, and said Will devised said real estate in fee simple to Dinah Willoughby Turner.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $300,000.00.
Subscribed and sworn to before me _____ Affiant
this 7th day of July 2006
My Commission Expires: _____
5-22-10 (Affix Seal) Notary Public

This is improved property located at 4346 Lebanon Pike, Hermitage, Davidson County, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 7th day of July, 2006.

_____
DINAH WILLOUGHBY TURNER

_____
MICHAEL L. TURNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bennett F. Bratcher, a Notary Public in and for said County and State, the within named bargainors, **DINAH WILLOUGHBY TURNER and husband, MICHAEL L. TURNER**, 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 Goodlettsville, this the 5th day of July, 2006.

NOTARY PUBLIC

My Commission Expires: 5-22-10

BENNETT F. BRATCHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.