This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John M. Markie
8620 Gauphin Place
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 07/11/06 10:01 2 pgs
Fees:13.00 Taxes:697.45
20060711-0083007

MAP	**173-9**
GROUP	**A**
PARCEL	**426.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Erwin G. Turner and wife, Elizabeth W. Turner, hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto John M. Markie, hereinafter called the "GRANTEE", his 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. 365 on the Plan of Phase Six, Lenox Village, of record in Instrument #20050112-0004530, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Erwin G. Turner and wife, Elizabeth W. Turner by deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument #20050802-0090490, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 8620 Gauphin Place, Nashville, Tennessee 37211.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the 30th day of June, 2006.

Erwin G. Turner

Erwin G. Turner

Elizabeth W. Turner by Erwin G. Turner

Elizabeth W. Turner by Erwin G. Turner as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Erwin G. Turner, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained and he further acknowledged that he is the Attorney in fact for Elizabeth W. Turner, and that as said Attorney in fact he executed the within Warranty Deed by signing the name of Elizabeth W. Turner as her free act and deed.

WITNESS my hand and official seal this 30th day of June, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

(EGT)

188,500.00

The actual value or consideration, whichever is greater, for this transfer is ~~$182,500.00~~.

Erwin G. Turner

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 2006.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008