Davidson County DEEDWARR
Recvd: 07/17/06 11:12 2 pgs
Fees:13.00 Taxes:366.30

20060717-0085557

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

JERI PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

My Commission Expires Jan. 15, 2008

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

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

Notary Public
My commission expires: ~~02/24/08~~ 01-15-08

06-0606-72359

Address of New Owner:	Send Tax Bills to:	Tax Information
David Turner 5004 Bonnawell Drive Hermitage, TN 37076	New Owner	053-02-0-004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Veda Howard and husband, Gary Howard, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Turner and Lesa Turner, hereinafter called the Grantees, their successors 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. 309, on the Plan of Section C2, Village of Old Hickory, of record in Book 1835, Page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Teresa C. Herron by quitclaim deed from Artrinna Minnis, Trustee, dated 3-22-02, of record in Instrument No. 20020401-0038921, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Household Financial Center, Inc. by substitute trustee's deed from Priority Trustee Services of TN, LLC, dated 9-29-05, of record in Instrument No. 20051006-0120692, Register's Office for Davidson County, Tennessee.

Furthermore being the same property conveyed to Veda Howard and husband, Gary Howard by deed from Household Financial Center, Inc., dated 1-25-06, of record in Instrument No. 20060201-0012670, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1200 Fowler Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 30th day of June, 2006.

Veda Howard

Gary Howard

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Veda Howard and Gary Howard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of June, 2006.

Jean K Peterson

My Commission expires 01-15-08

JEAN K PETERSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Commission Expires Jan. 15, 2008