McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319



MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $94,900.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2006.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/27/06 11:09 2 pgs
Fees:13.00 Taxes:351.13

20060727-0090826

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ronald Turner **Ulaise Turner**	**Countrywide Home Loans**	**Map 60-15, Parcel 55**
2700A Brunswick Dr.	**801 Crescent Center Drive, Suite 520**	
Nashville, TN 37207	**Franklin, TN 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Hilary D. Baker, Jr. and Ruth Toon, devisees of Hilary D. Baker, Sr. and wife, C. Lorraine Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Turner and Ulaise Turner, husband and wife

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:

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, and more particularly described as follows: BEGINNING at the southeast corner of said Lot No. 59, said point being 287.2 feet east of the easterly margin of Dickerson Road; thence North 88 deg. 27' West 75 feet to a point; thence North 1 deg. 41' East 234.6 feet to a point; thence North 74 deg. 03' East 31.7 feet to a point in the westerly margin of Brunswick Drive; thence along said westerly margin of Brunswick Drive, South 16 deg. 45' East 46.4 feet to a point; thence continuing with the margin of Brunswick Drive, South 87 deg. 50' East 30 feet to a point in said margin; thence south 1 deg. 41' West along the original line of Lot No. 59, 200 feet to the point of beginning.

Being the same property conveyed to Hilary D. Baker, Sr. and wife, C. Lorraine Baker, by Warranty Deed, from Raymond M. Pegram and wife, Mary Elizabeth Pegram of record in Book 4410, page 721, Dated April 9, 1970, Register's Office for Davidson County, Tennessee. Hilary D. Baker, Sr. and wife, C. Lorraine Baker have since died and the Grantors having taken title by Will of Record as Probate Case No. 06P148, Davidson County Probate Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 974, pages 52 and 53, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2700A Brunswick Dr., Nashville, TN 37207.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 25th day of July, 2006.

Hilary D. Baker, Jr.

Ruth Toon
By: Hilary D. Baker, Jr., Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Hilary D. Baker, Jr., the within named sellers, with whom I am personally acquainted (or who proved to me their identity 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, at office, this 25th day of July, 2006.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/16/09

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Hilary D. Baker, Jr.** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Ruth Toon for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ruth Toon, and is authorized by Ruth Toon to execute this instrument on his/her behalf.

Witness my hand, at office, this 25th day of July, 2006.

Notary Public

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

My Commission Expires: 9/16/09

File #: **06331-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
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