2468
Book 186

Davidson County DEEDWARR
Recvd: 08/18/06 12:50 3 pgs
Fees:18.00 Taxes:399.23

20060818-0102198

ADDRESS OF NEW OWNER &
SEND TAX BILLS TO:
~~MARK E. MICKELSEN AND~~
~~WIFE, SARA MICKELSEN~~
American Home Mortgage
7142 Columbia Gateway Dr
Columbia MD 21046
MAP/PARCEL 060-01-0 011.00

THIS INSTRUMENT WAS PREPARED BY:
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED SEVEN THOUSAND NINE HUNDRED AND NO/100 ($107,900.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **ZULA I. TURNER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **MARK E. MICKELSEN AND WIFE, SARA MICKELSEN, as tenants by entirety**, their heirs and assigns, the following described lot or parcel, as follows:

SITUATED in Davidson County, Tennessee, being Lot No. 52 on the Plan of ALDRICH HEIGHTS, SECTION II, as of record in Book 2133, page 128, Register's Office of Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the west margin of Old Ewing Creek Road at the corner of Lots 51 and 52; thence westwardly with the line between said lots, 252 ft. to a concrete monument; thence North 73 deg. 51 min. West 133.53 ft. to an iron pin in rock crevice in the center of creek; thence North 46 deg. 02 min. 30 sec. East 52 ft.; thence North 34 deg. 15 min. 18 sec. East 105.45 ft. to a point; thence eastwardly with the line between Lots 52 and 53, 300.53 ft. to a point in the west margin of Old Ewing Creek Road; thence with the margin of the same and the cure of the same, 83 ft. to the beginning, more or less.

BEING the same property conveyed to Ruffin Troy Turner and wife, Zula I. Turner by deed from Woodbine Homes, Inc., dated May 26, 1955, and of record in Book 2401, page 457, Register's Office of Davidson County, Tennessee. The said Ruffin Troy Turner died September 28, 2002, leaving Zula I. Turner as the sole owner.

Subject to Restrictions of record in Book 2300, page 212, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEES that I am lawfully seized and possessed of the above-described lot or parcel of land, that I have a good right to convey same,

and that the same is unencumbered, EXCEPT for 2006 real estate taxes which are to be pro-rated and assumed by the GRANTEES, applicable zoning and building regulations and permits and all visible easements and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEES and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS my hand this the 11th day of August, 2006.

Zula Ivey Turner by Linda T. Carney atty in fact.

ZULA IVEY TURNER (AKA ZULA I. TURNER) by LINDA T. CARNEY Attorney in Fact by Virtue of Power of Attorney of record as Instrument Number 20060818-0102197, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda T. Carney to me known to be the person who executed the foregoing instrument on behalf of Zula Ivey Turner and acknowledged that she executed the same as the free act and deed of the said Zula Ivey Turner.

WITNESS my hand and official seal on this the 11th day of August, 2006.

Vicki Grantham

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-21-08

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 7-21-2008

OATH

STATE OF TENNESSEE

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$107,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 11th day of August, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC