WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Carol Clawson
Affiant

Subscribed and sworn to before me, this 23rd DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 12/09/07
(AFFIX SEAL)

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-UCM-06-7428

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richa Kelly Nipper	Richa Kelly Nipper	
7428 Stacy Drive (ADDRESS)	7428 Stacy Drive (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	14202003600

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LEWIS TURNER AND AMY TURNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHA KELLY NIPPER, *hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Cross Timbers, Section II, as of record in Book 3700, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to LEWIS TURNER AND AMY TURNER by deed (DEEDWARR) from KEITH T. ALDRIDGE AND SHARON J. LYONS of record in Deed Instrument 20011001010557 on 09/21/2001 and filed for record on 10/01/2001 , Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7428 STACY DRIVE, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 23rd day of August, 2006.

Lewis Turner

Amy Turner

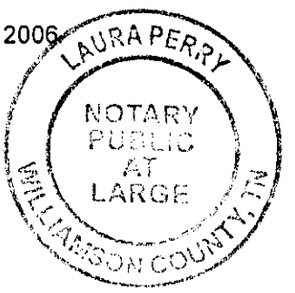
Davidson County DEEDWARR
Recvd: 08/30/06 14:18 2 pgs
Fees:13.00 Taxes:728.90

20060830-0107298

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 23rd day of August, 2006, before me personally appeared Lewis Turner and Amy Turner to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of August, 2006.



Notary Public

My Commission Expires: 12/09/07

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959