THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Suite 102, Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Simon A. & Nancy Turner
416 Oakleigh Hill
Nashville, TN 37215
SEND TAX BILLS TO: SunTrust Mortgage
201 4th Ave., N., 7th Floor
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/05/06 10:25 2 pgs
Fees:13.00 Taxes:4551.00
20060905-0109026

WARRANTY DEED
(Map 159-1, Parcel 38.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **GREGG P. ALLEN and wife, LEORA ALLEN**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SIMON A. TURNER and wife, NANCY TURNER**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for said County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Gregg P. Allen and Leora Allen, husband and wife, by deed from Eddie J. Reddick and wife, Patricia Reddick, of record in Book 9574, page 640, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 6900, page 167 - 171; to restrictive covenants of record in Book 7079, page 995 and Book 7238, page 736, and homeowner's association charter of record in Book 7253, page 992, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 416 Oakleigh Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2006 real property taxes which will be prorated at closing and assumed by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 1st day of September, 2006.

GREGG P. ALLEN

LEORA ALLEN

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregg P. Allen and wife, Leora Allen, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, in Brentwood, Tennessee, this the 1st day of September, 2006.

Notary Public

My Commission Expires:_____

(SEAL)

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of September, 2006.

Notary Public

My commission expires:_____

File No. 20060099

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009