This document prepared by (and after recording return to):
Name: PREPARED BY & RETURN TO:
Firm/Company: COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027
Address:
Address 2:
City, State, Zip:
Phone:

Davidson County DEEDWARR
Recvd: 09/06/06 13:07 3 pgs
Fees:18.00 Taxes:2055.54
20060906-0110105

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ALBERT C. ROACH AND WIFE, BETH L. ROACH**, hereinafter Collectively referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **DOUGLAS DEAN TURNER**, married hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "C" ON THE SECOND REVISED PLAN OF HIGHLANDS OF BELLE MEADE, NO. 2, AS OF RECORD IN PLAT BOOK 1130, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO ALBERT C. ROACH AND WIFE, BETH L. ROACH BY WARRANTY DEED OF CHARLES H. POTTER, JR. UNMARRIED DATED OCTOBER 18, 2005 IN INSTRUMENT NO. 20051020-0126554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP AND PARCEL: 130-9-25

This property is known as: 134 ALTON ROAD, NASHVILLE, TN 37205

Subject all matters shown on the Plat of record in Book 1130, Page 62, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 31st day of August, 2006.

Grantor
Albert C. Roach

Grantor
Beth L. Roach

STATE OF Tennessee

COUNTY OF Davidson

On this 31st day of August 2006 before me personally appeared Albert C. Roach and Beth L. Roach to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. Davis

Commission Expires: _____

WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires JAN. 20, 2008

Grantor(s) Name, Address, phone:
ALBERT C ROACH
3811 ESTES ROAD
NASHVILLE, TN 37215

Grantee(s) Name, Address, phone:
DOUGLAS DEAN TURNER
~~NASHVILLE, TN 37205~~
134 Alton Rd
Nashville, TN 37205

SEND TAX STATEMENTS TO :
SAME AS ABOVE

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$555,550.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of August 2006.

WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC

(Seal)

x Beth L Roach
Affiant

Beth L. ROACH
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name