RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 12/18/06 10:37 2 pgs Fees:13.00 Taxes:584.60 20061218-0155442

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00008532

MAP - PARCEL NO: 162-8-63

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Callen Turner etux 34 Tusculum Rd. Antioch, TN 37013	Callen Turner etux 34 Tusculum Rd. Antioch, TN 37013	First Frankl.n

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ANITA NELL ANDERSON, unmarried,** have bargained and sold and by these presents do transfer and convey unto **CALLEN TURNER,** ~~her~~ *and wife, HEATHER TURNER their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Lane Estates, as of record in Plat Book 4860, page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Anita Nell Anderson, Rubye Nell Satcher and Jeanna Lou Winn by Warranty Deed from Roland P. Harding and wife, Ellen F. Harding dated November 15, 1993 and being of record in Book 9157, page 814, Register's Office for Davidson County, Tennessee. The said Rubye Nell Satcher died on March 31, 1999 and her interest vested in her three daughters, Anita Nell Anderson, Lurann Satcher Cox and Regenia Satcher Kourakos. See Quitclaim Deed from Lurann Satcher Cox to Anita Nell Anderson, of record in Instrument No. 20061218015540. See Quitclaim Deed from Regenia Satcher Kourakos to Anita Nell Anderson, of record in Instrument No. 20061218015541. See Quitclaim Deed from Jeanna Lou Winn to Anita Nell Anderson, of record in Instrument No. 20061218015539, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, ~~her~~ their heirs and assigns forever.

AND I DO COVENANT with the said Grantee, ~~her~~ their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters as shown on the Plan of LANE ESTATES, of record in Plat Book 4860, page 65, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 4737, page 803, Register's Office for Williamson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 7th day of December, 2006.

ANITA NELL ANDERSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ANITA NELL ANDERSON**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 7th day of December, 2006.

My Commission Expires:
3-14-2010

MICHELLE WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$158,000.00**.

Affiant

SWORN TO and subscribed before me on this 7th day of December, 2006.

My Commission Expires:
7/24/10

CHRIS GRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010

Notary Public

Record & return to:
Bosch Title, LLC
1800 Galleria Blvd.
Suite 1390
Franklin, TN 37067