THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/02/07 14:33 2 pgs
Fees:13.00 Taxes:573.50
20070402-0039158

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
AUDREY M PIERCE 317 WITHAM COURT GOODLETTSVILLE, TN 37072	SAME	026-03-013.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kenneth Wayne Turner, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Audrey M Pierce, unmarried, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 315 of Windsor Green, Phase II, Section III, as Planned Unit Development, as of record in Plat Book 6900, Page 845, amended in Book 8650, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kenneth Wayne Turner, Jr. by Special Warranty Deed from Wells Fargo Bank dated 12/20/04 and recorded in Instrument Number 20050120-0006941 and re-recorded in Instrument Number 20050301-0022492, dated 03/01/05, said Register's Office. Neither the Grantor nor any member of his immediate family resided in the property as principal residence.

This is improved property known as: 317 Witham Court, Goodlettsville, Tennessee 37072.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 29th day of MARCH, 2007.

KENNETH WAYNE TURNER, JR.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WAYNE TURNER, JR., with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29TH day of MARCH, 2007.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1/20/08

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

Subscribed and sworn to before me this 29TH day of MARCH, 2007.

SONDRA KIRBY STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1/20/08