(1)

Davidson County DEEDWARR
Recvd: 04/25/07 14:42 2 pgs
Fees:13.00 Taxes:364.27

20070425-0049483

WARRANTY DEED

R-RA-07-2921

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,450.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF April, 2007.

Notary Public

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Celeste D. Turner	Curtis Dale Turner	
2921 Woodymore Court (ADDRESS)	2425 Leonidas Drive (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Montgomery, AL 36106 (CITY) (STATE) (ZIP)	150-06-130.00

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 SCOTT WHELAN AND NILA WHELAN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CELESTE D. TURNER, 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:

Land in Davidson County, Tennessee, being Lot 16-A, WOODYMORE HEIGHTS, SECTION 2, ZONE LOT DIVISION OF LOT NOS. 16 AND 17, as shown on plat of record in Plat Book 5200, Page 645, amended in Plat Book 6900, Page 156, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott Whelan and Nila Whelan by Special Warranty Deed from US Bank National Association, as Trustee recorded April 2, 2007 in Instrument No. 20070402-0038918, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 6900, page 156; Book 5200, Page 645; Book 6534, Page 872; Book 6536, Page 329; Book 6964, Page 619; said Register's Office; and c) any and all existing easements and restrictions as shown of record .

unimproved ( )
This is improved (X) property, known as 2921 Woodymore Court, Antioch, Tennessee 37013
(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 April, 2007.

Scott Whelan

Nila Whelan

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Whelan and Nila Whelan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of April, 2007.

Carol L. McArthur
Notary Public

My Commission Expires: October 10, 2008

(SEAL)

CAROL L. McARTHUR NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903