**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**808 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

Davidson County DEEDWARR
Recvd: 06/18/07 11:48 2 pgs
Fees:13.00 Taxes:370.00

20070618-0072536

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $100,000.00**

**Affiant**

**Subscribed and sworn to before me, this day of June, 2007.**

**Notary Public**
**My commission expires: 08/24/08**

KATHLEEN A. TOMLINSON NOTARY PUBLIC WILSON CO. TENN.

**06-0706-72753**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Julia A. Turner | Suntrust Mortgage Inc. | 150-07-0-427 |
| 3380 Oak Trees Court | 201 Fourth Ave. N 7th floor | |
| Antioch TN 37031 | Nashville, TN 37219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles M. Lannom, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Julia A. Turner, a single woman, hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 59B, on the Plan of Zone Lot Division Lots No. 38 and No. 59, Lakeshore Woods, Section 3, of record in Book 5200, Page 621, as amended in Book 6250, Page 41, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Lannom, unmarried by deed from Joseph Allen Sullivan, dated June 28, 2002, recorded July 2, 2002, of record in Instrument No. 20020702-0079319, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3380 Oak Trees Court, Antioch, TN 37031

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 14 day of June, 2007.

Charles M. Lannom

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles M. Lannom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 13th day of June, 2007.

Kathleen Tomlinson
~~Davidson~~
Wilson

My Commission expires 02/24/08

KATHLEEN A TOMLINSON
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.