WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Renee Andrews-Turner and** **John W. Turner** **4605 Rockland Trail** **Antioch, Tennessee 37013**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **175-04;2.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

SHIRLEY A. GAINES, unmarried

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

RENEE ANDREWS-TURNER, a married woman

HEREINAFTER called the GRANTEE, his heirs 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. 51 on the Plan of Hickory Woods Section A, of record in Plat Book 6900, Page 511, and corrected in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirley A. Gaines, unmarried, by warranty deed from Joel David Dryden and wife, Kim Therase Dryden of record in Book 11690, Page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as **4605 Rockland Trail, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 5th day of July, 2007.

Davidson County DEEDWARR
Recvd: 07/09/07 15:54 2 pgs
Fees:13.00 Taxes:566.10
20070709-0081853

Shirley A Gaines
SHIRLEY A. GAINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SHIRLEY A. GAINES,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 5th day of July, 2007.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PHIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $153,000.00.

Shirley A. Gaines
AFFIANT

Sworn to and subscribed to before me this 5th day of July, 2007.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PHIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY