Davidson County DEEDQC
Recvd: 10/22/07 09:49 4 pgs
Fees:22.00 Taxes:0.00
20071022-0124607

QUIT CLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 13th day of September, 2007, by and between **NIKKOLE E. TURNER AND JENNIFER M. TURNER, both unmarried,** hereinafter known and referred to as **GRANTORS**, and **NIKKOLE E. TURNER, unmarried, whose tax mailing address is 926 Riverside Drive, Nashville, TN 37206**, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantee to Grantors, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantee, in fee simple, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, 56, 57 on the plan of Robert E. Powers Land, of record in Book 421, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Nikkole E. Turner and Jennifer M. Turner from David Edward Baker and Roger Dale Baker, devisees under the will of Mary Elizabeth Baker, by virtue of a deed dated 12/28/2005 recorded 01/03/06 in document no. 20060103-0000353 in Davidson County, Tennessee.

APN 083-07-0-097-00

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, his or her heirs and assigns forever, Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

JENNIFER M. TURNER
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of September 2007, 2007, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by JENNIFER M. TURNER.

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires January 3, 2011

Notary Public
My Commission Expires: 1/3/2011

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantors' knowledge, information and belief.

JENNIFER M. TURNER
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of September 2007, 2007, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by JENNIFER M. TURNER.

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires January 3, 2011

Notary Public SUZANNE A. MORAN
My Commission Expires: 1/3/2011

Grantees' Address and Address All Tax Bills Are to Be Sent To:
926 Riverside Drive
Nashville, TN 37206

PREPARER:
CLIFFORD A. BRANHAM, ESQ.
JOHN E. NORMAN, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA. 92705
800-756-3524 ext. 5011 3750839

THIS DOCUMENT IS FILED FOR RECORD BY FIDELITY NATIONAL TITLE INS CO AS AN ACCOMMODATION ONLY IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

Nikkole E. Turner
NIKKOLE E. TURNER
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of September, 2007, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by NIKKOLE E. TURNER.

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires January 3, 2011

Suzanne A Moran
Notary Public
My Commission Expires: 1/3/2011

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantors' knowledge, information and belief.

Nikkole E. Turner
NIKKOLE E. TURNER
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13th day of September, 2007, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by NIKKOLE E. TURNER.

SUZANNE A. MORAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

My Commission Expires January 3, 2011

Suzanne A Moran
Notary Public SUZANNE A. MORAN
My Commission Expires: 1/3/2011

APN: 083-07-0-097-00

Order ID: 3750839

Loan No.: 7881061902

EXHIBIT A
LEGAL DESCRIPTION

The land referred to in this policy is situated in the State of TN, County of DAVIDSON, City of NASHVILLE and described as follows:

Land in Davidson County, Tennessee, being Lot No. 55, 56, 57 on the plan of Robert E. Powers Land, of record in Book 421, page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same parcel conveyed to Nikkole E. Turner and Jennifer M. Turner from David Edward Baker, Daniel Ray Baker and Roger Dale Baker, devisees under the will of Mary Elizabeth Baker by virtue of a deed dated 12/28/2005 recorded 01/03/2006 in document no. 20060103-0000353 in Davidson County, Tennessee.

APN 083-07-0-097-00

WITH THE APPURTENANCES THERETO.

APN: 083-07-0-097-00