Davidson County DEEDWARR
Recvd: 12/06/07 11:04 2 pgs
Fees:13.00 Taxes:943.50

20071206-0141317

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAS... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 20 **day of** Nov, **2007.**

Notary Public
My commission expires: 1-26-09

03-0710-35062

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patrick A. Pruett 406 Clifton Place Nashville TN 37215	COUNTRYWIDE 1199 N. FAIRFAX ALEXANDRIA, VA 22314	131-06-0-0-406

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, Katherine M. Boswell Turner, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick A. Pruett, hereinafter called the Grantees, their 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 Unit No. 406, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, a horizontal property regime established by Master Deed, of record in Book 6690, Page 70, amended in Book 6739, Page 701, Book 6824, Page 298, Book 6890, Page 963, Book 6903, Page 351, Book 6911, Page 827, Book 6962, Page 325, Book 9398, Page 42; Instrument No. 20010627-0068123; re-recorded in Instrument No. 20050708-0079325, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Katherine M. Boswell by deed from Chase M. London, married, dated 06/17/2002, recorded 06/24/2002, in Instrument No. 20020624-0075368, Register's Office for Davidson County, Tennessee. Katherine M. Boswell having since married and now being known as Katherine M. Boswell Turner.

John Michael Turner, husband of Katherine M. Boswell Turner, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

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 406 Clifton Place, Nashville, TN 37215

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 30th day of November, 2007.

Katherine M. Boswell Turner

John Michael Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katherine M. Boswell Turner and John Michael Turner, 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 Nashville, TN, this 30th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09