THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
SUN TRUST BANK BUILDING
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219
TEL: 615/256-1577

Davidson County DEEDWARR
Recvd: 05/01/08 09:02 3 pgs
Fees:18.00 Taxes:518.00
20080501-0044244

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL #: |
|---|---|---|
| Beverly Anne Turner<br>1705 15th Avenue South<br>Nashville, TN 37212 | Same | 105-05-0-187.00 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00.

Beverly Anne Turner
AFFIANT

SWORN to and subscribed before me this 29th day of April, 2008.

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES:

My Commission Expires SEPT. 20, 2008

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **BRENDA TURNER HUMPHEY AND SYBIL PEPPER-SPENCER**, beneficiaries under the terms of the Last Will and Testament of Addie Primm Pepper, deceased, by these presents do hereby sell and convey unto **BEVERLY ANNE TURNER, a single woman,** her heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being north 55 feet of the south 275 feet of the westerly half of Lot 62, O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, said Register's Office.

Said north 55 feet of the south 275 feet of the westerly half of Lot No. 62 fronts 55 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property to Addie Primm Turner, unmarried (now Addie Primm Pepper, unmarried) by deed from Frances A. Sanders, unmarried, of record in Book 3133, page 79, in the Register's Office for Davidson County, Tennessee.

Also, Addie Primm Turner, unmarried, (also know as Addie Marylinda Pepper and also know as Addie Primm Pepper) deceased, having died October 17, 2006. Last Will and Testament being of Probate in Davidson County, Tennessee, Probate case number 07P-201. Grantors and Grantee are beneficiaries of the Last Will and Testament of Addie Primm Pepper, each receiving an undivided 1/3 interest, and by virtue of this conveyance Beverly Anne Turner owns a full fee simple title interest.

This is improved property known as 1704 15th Avenue South, Nashville, TN 37212.

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. 2008 Davidson County property tax a lien but not yet due or payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 21 day of April 2008.

Brenda Turner Humphrey
Brenda Turner Humphrey

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Jessie J. Hooks, a Notary Public in and for the State and County aforesaid, personally appeared **Brenda Turner Humphrey**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence).

Witness my hand and official seal this 21 day of April, 2008, at Nashville, TN.

Jessie J. Hooks
NOTARY PUBLIC

JESSIE J. HOOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 5/22/2010

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 22nd day of April, 2008.

Sybil Pepper-Spencer

Sybil Pepper-Spencer

**STATE OF GEORGIA )**
**COUNTY OF** Fulton )

Before me, Arthur Sykes Jr, a Notary Public in and for the State and County aforesaid, personally appeared **Sybil Pepper-Spencer**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence).

Witness my hand and official seal this 22nd day of April, 2008, at Atlanta, GA.

Arthur Sykes

NOTARY PUBLIC

ARTHUR SYKES JR
Notary Public
Cobb County
State of Georgia
My Commission Expires Jan 5, 2009

Commission expires 01/05/09