THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27725-05-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me this 30th day of May, 2008. Notary Public

PAUL A. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

WARRANTY DEED

Address New Owner: Karen M. Light 1612 Marsden Avenue Nashville, TN 37216	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 072110142.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia G. Braden and Sarah G. Crutcher, Co-Administrators of the Estate of Barbara J. Turner, deceased,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen M. Light, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1612 Marsden Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2008.

Patricia G. Braden co-admr.
Patricia G. Braden, Co-Administrator

Sarah G. Crutcher co-admr.
Sarah G. Crutcher, Co-Administrator

Davidson County DEEDWARR
Recvd: 06/02/08 16:22 2 pgs
Fees:13.00 Taxes:425.50
20080602-0056156

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia G. Braden and Sarah G. Crutcher, Co-Administrators of the Estate of Barbara J. Turner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2008.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of The Waters Place as of record in Plat Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Turner and wife, Barbara G. Turner by deed dated February 26, 1964 from A.S. Banks and wife, Blanch W. Banks of record in Book 3702, page 439, Register's Office for Davidson County, Tennessee. The parties having divorced, and by Final Decree entered on March 5, 1973, in Docket No. 67308, Fourth Circuit Court for Davidson County, Tennessee, subject property was divested out of James Edward Turner and vested in Barbara Jean Turner. Barbara G. Turner and Barbara Jean Turner are one and the same person. Barbara Jean Turner died intestate on September 1, 2007, leaving as her sole heirs at law her siblings, Elizabeth G. Maxwell, Sarah G. Crutcher, Joe L. Gentry, William H. Gentry and Patricia G. Braden. Letters of Administration were issued to Patricia G. Braden and Sarah G. Crutcher in Docket No. 07P-1842, Davidson County Probate County Clerk's Office. Upon a showing of insolvency, the Co-Administrators were authorized to sell subject property upon terms approved by the Court, by order entered on April 10, 2008.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.