Davidson County DEEDWARR
Recvd: 09/15/08 14:30 2 pgs
Fees:13.00 Taxes:477.30

20080915-0094274

Prepared by: & Return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Affiant

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this 9th day of September, 2008.

Notary Public
My commission expires: 9/22/2010

05-0807-64306

Address of New Owner:	Send Tax Bills to:	Tax Information
Roger Hammonds	Taylor, Bean & Whitaker	50-11-0-153
3649 Chesapeake Dr.	1417 North Magnolia Ave.	
Nashville TN 37207	Ocala, FL 34475	

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, Steven Turner, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roger Hammonds, 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 Lot No. 30, on the Plan of Section 3, Timberwood Estates, of record in Book 6200, Page 435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerald E. Gilbert, and Herschel D. Giles and wife, Lettie J. Giles by deed from Earhart Realty and Construction Company, Inc., a Tennessee Corporation, dated November 30, 1987, recorded December 4, 1987, of record in Book 7418, Page 620, Register's Office for Davidson County, Tennessee.

Being the same Steven Turner by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated June 2, 2008, recorded June 5, 2008, of record in Instrument No. 20080605-0057914, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor nor the grantor's spouse.

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 3649 Chesapeake Dr., Nashville, TN 37207

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 8th day of September, 2008.

Steven Turner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 8th day of September, 2008.

State of Tennessee at Large

My Commission expires 5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 5/22/2010