BILL GARRETT, Davidson County
Trans:T20090026545 DEEDWARR
Recvd: 04/22/09 12:51 2 pgs
Fees:13.00 Taxes:710.40

20090422-0036523

This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238

Address New Owner	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Naomi R. Thekkudan 7304 South Colony Court Nashville, TN 37221	**SAME**	**Map** 155 08 0B **Parcel No.** 44.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert E. Turner, married**, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, do hereby transfer and convey unto **Naomi R. Thekkudan, unmarried** (herein referred to as "Grantee"), her heirs and assigns, forever in fee simple, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Subdivision for Phase I of South Colony at Riverbend, as of record in Book 6900, page 271, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert E. Turner, married, by deed dated November 21, 2005, from Mohammad R. Karim and wife, Nasrin R. Karim and of record in Instrument No. 20051123-0141701, Register's Office for Davidson County, Tennessee.

This is improved property known as 7304 South Colony Court, Nashville, TN 37221

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

Grantor covenants with the Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plans, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are prorated and assumed by the Grantee.

Grantor further covenants with the Grantee and binds himself, his heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS as of the 17th day of April, 2009.

Robert E. Turner

Judith D. Turner

Judith D. Turner, hereby joins in this conveyance for the purpose of conveying any and all rights, marital or otherwise, in and to said property which I might have as the wife of Robert E. Turner

STATE OF FLORIDA

COUNTY OF Walton

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

Witness my hand and official seal, this the 17th day of April, 2009.

Laura McNeal
Notary Public

My Commission Expires:

10-12-2012

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Laura McNeal
Commission # DD830231
Expires: OCT. 12, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF FLORIDA

COUNTY OF Walton

Personally appeared before me, a Notary Public, Judith D. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2009.

Laura McNeal
Notary Public

My Commission Expires:

10-12-2012

NOTARY PUBLIC-STATE OF FLORIDA
Laura McNeal
Commission # DD830231
Expires: OCT. 12, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $192,000.00.

Ray M Terpenny
AFFIANT

Subscribed and sworn to before me, 17th day of April, 2009.

NOTARY PUBLIC

My Commission Expires:

SHARRA A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013