THIS INSTRUMENT PREPARED BY:
BELL TITLE & ESCROW, INC.
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20090036165 DEEDWARR
Recvd: 06/02/09 09:41 2 pgs
Fees:13.00 Taxes:517.63
20090602-0050505

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
KELLY B TURNER	NEW SOUTH FEDERAL SAVINGS BANK	01913003800
117 MYERS AVENUE	210 Automation Way	
GOODLETTSVILLE, TN 37072	Birmingham, AL 35210	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Timothy M Garrett, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Kelly B Turner and William A Turner, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN THE 10TH, FORMERLY THE 20TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING THE WESTERLY 34 FEET OF LOT NO. 16 ON THE PLAN SHOWING SUBDIVISION OF PART OF W.B. MYERS HOME PLACE AT GOODLETTSVILLE, TENNESSEE, AS OF RECORD IN BOOK NO. 547, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY, AND A 32 FOOT LOT ADJOINING THE SAME ON THE WEST SIDE, SAID PROPERTY FRONTING IN ALL 66 FEET ON THE SOUTHERLY SIDE OF AN UNNAMED STREET, AND EXTENDING BACK 142 1/2 FEET MORE OR LESS ON THE EASTERLY LINE, AND 149 1/2 FEET ON THE WESTERLY LINE TO AN ALLEY, AND MEASURES 66 FEET ON SAID ALLEY.

BEING PART OF THE SAME PROPERTY CONVEYED TO TIMOTHY M GARRETT FROM COLE & GARRETT FUNERAL HOMES, INC BY QUITCLAIM DEED DATED 09-12-1995, AND RECORDED 09-13-1995 IN BOOK 9793, PAGE 645, SAID REGISTER'S OFFICE. THERESA GARRETT, SPOUSE OF TIMOTHY M GARRETT, JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as: 117 MYERS AVENUE, GOODLETTSVILLE, TN 37072.

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 and assigns forever; and we do covenant with the said GRANTEES that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 29th day of MAY, 2009.

TIMOTHY M GARRETT

THERESA GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy M Garrett and Theresa Garrett, husband and wife, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 29th day of MAY, 2009.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/10/10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $139,900.00.

Affiant

Subscribed and sworn to before me this 29TH day of MAY, 2009.

NOTARY PUBLIC

E. KEITH BELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/10/10