(1)

Mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

WARRANTY DEED

Notary Seal present but could not be reproduced

AT-2009-[illegible]

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st day of August, 2009.

(Affix Seal) Notary Public

My Commission Expires: 6-19-12

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
164 ROSA L. PARKS BLVD., SUITE 203
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stacey J. Turner and Blake A. Turner	SunTrust Mortgage Inc.	155.16-0A-294.00CO
5617 Traceside Drive	401 Commerce St. Ste. 6100	
Nashville, TN 37221	Nashville, TN 37219	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael T. Upchurch and wife, Angela M. Upchurch, aka Angela M. Staser**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stacey J. Turner and Blake A. Turner, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Upchurch, a single person and Angela M. Staser, a single person from Thomas M. Clinard and wife, Cynthia H. Clinard by Warranty Deed dated May 1, 2006 recorded May 3, 2006 in Instrument # 20060503-0051317, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 5617 Traceside Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 31st day of August, 2009

Michael T. Upchurch

Angela M. Upchurch aka Angela M. Staser

BILL GARRETT, Davidson County
Trans:T20090060190 DEEDWARR
Recvd: 09/02/09 10:29 1 pgs
Fees:13.00 Taxes:921.30
20090902-0082362

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, ~~April G. Nichols~~, a Notary Public in and for said County and State, the within named Michael T. Upchurch and Angela M. Upchurch, aka Angela M. Staser, the bargainor(s), 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 and official seal at Williamson, Tennessee, this 31st day of August, 2009.

Notary Public
My Commission Expires: 7-3-12