BILL GARRETT, Davidson County
Trans:T20110052102 DEEDWARR
Recvd: 08/24/11 09:29 4 pgs
Fees:23.00 Taxes:111.00
20110824-0065373

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 082-2 Parcels: 18

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RAYMOND G. RAY, an unmarried man** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors, representatives and assigns, against the lawful claims of all persons, whomever.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

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 Grantor's hand, this 2nd day of August, 2011.

RAYMOND G. RAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, RAYMOND G. RAY, with whom I am personally acquainted (or who 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, at office, this 2nd day of August, 2011.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $30,000.00.

Affiant

Subscribed and sworn before me this 2nd day of August, 2011.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

A certain lot or parcel of land in Davidson County, Tennessee being Lot #10 on the Plan of the Resubdivision of the property of the Mary R. Brown heirs, described according to a survey dated March 15, 1995 by Ray G. Cole, Registered Land Surveyor, License No. 924 (Job No. 95-1387) as follows:

BEGINNING at an iron pin in the westerly margin of Dickerson Pike (said point marking the southeast corner of the intersection of Huff Avenue (abandoned) and Dickerson Pike); thence with said margin of said Pike South 14 degrees 13 minutes 30 seconds West 50.00 feet to an iron pin; thence North 76 degrees 23 minutes 34 seconds West 131.05 feet to an iron pin; thence North 15 degrees 58 minutes 19 seconds East 50.00 feet to an iron pin; thence South 74 degrees 45 minutes 15 seconds East 129.53 feet to an iron pin marking the point of beginning and containing 6,513 square feet, more or less.

Being the same property conveyed to Raymond G. Ray by deed of record in Book 9683, Page 790, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.