This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Bruce John Turner et ux
1013 Aldersgate Road
Antioch, TN 37013-1744

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP	**149-2**
CTRL MAP	
GROUP	**B**
PARCEL	**127.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marty R. Clancy and wife, Janice R. Clancy,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Bruce John Turner and wife, Laura Pergande Turner**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Lot No. 165,** on the **Plan of Piccadilly Square, Phase II,** as shown by plat and survey of record in Book 6250, page 92, 93 and 94, of record in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marty R. Clancy and wife, Janice R. Clancy, by Warranty Deed dated December 31, 1986, from Centex Homes Corporation, appearing of record in Book 7107, page 148, Register's Office for Rutherford County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1013 Aldersgate Road, Antioch, Tennessee 37013-1744.**

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, GRANTORS do covenant with the said GRANTEES that they are 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110066403 DEEDWARR
Recvd: 10/24/11 14:04 2 pgs
Fees:13.00 Taxes:484.70
20111024-0082590

WITNESS OUR HANDS, this the **20th** day of **October, 2011**.

Marty R. Clancy

Janice R. Clancy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Marty R. Clancy and wife, Janice R. Clancy**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 20th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 8/18/12

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is ~~$132,500.00~~ 131,000.00

AFFIANT

Subscribed and sworn to before me on this 20th day of October, 2011.

NOTARY PUBLIC

My Commission Expires: 7-3-12

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN