TENNESSEE (SHA REV. 1-27-75)

D E E D

THIS INSTRUMENT WAS PREPARED BY:

Steven H. Amick, Esq.
E. I. du Pont de Nemours and Company
Wilmington, Delaware 19898

BOOK 5953 PAGE 576

THIS INDENTURE, made this 5th day of March, 1982, between DOUGLAS S. TURNER and KATHLEEN E. TURNER, his wife, of

of the one part, ("GRANTORS"), and

STEVEN D. SUNSERA and MARGARET T. SUNSERA, his wife, of 539 Moncrief Drive, Goodlettsville, Tennessee 37072

, of the other part, ("GRANTEES"),

W I T N E S S E T H :

THAT GRANTORS, for and in consideration of $51,500.00 to them in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, hereby convey to GRANTEES forever the tract of land situated in Davidson County, Tennessee, described in Exhibit A, attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to easements, restrictions, reservations, agreements and covenants of record, if any; current taxes, and to any state of facts that is apparent or that an accurate survey or inspection of the property hereby conveyed would disclose.

GRANTORS covenant that they are seized and possessed of said land, subject as herein stated, and have a right to convey it and GRANTORS warrant the title against all persons claiming under them.

IN WITNESS WHEREOF, the GRANTORS herein have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
by DOUGLAS S. TURNER
and KATHLEEN E. TURNER
His Wife,
in the Presence of

Doris J. Yorkston
DORIS J. YORKSTON

Douglas S. Turner (SEAL)
DOUGLAS S. TURNER

Dorothy M. Thorp
Dorothy M. Thorp

Kathleen E. Turner (SEAL)
KATHLEEN E. TURNER

10/22 143.00 CHECK

5567

STATE OF Delaware)
) SS.
COUNTY OF New Castle)

BOOK 5953 PAGE 577

Personally appeared before me, Frances L. Vannort, a Notary Public in and for said County and State, the within named DOUGLAS S. TURNER and KATHLEEN E. TURNER, his wife, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wilmington, New Castle County, and State of Delaware this 5th day of March, 1982.

Frances L. Vannort
Notary Public

Commission expires 31st March 1982.

Map: 18-15
Parcel: 12.01

Address New owner:
539 Moncrief Avenue
Goodlettsville, TN 37076

Send tax bills to:
Nationwide Lending Group Inc.
400 Main Street
Red Hill, PA 18076

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $51,500.00

William B. Gregory
affiant

Subscribed and Sworn to before me this the 21st day of October 1982
Patsi B. Gregory
Notary Public

Expiration 6/19/86

EXHIBIT "A"

ALL THAT CERTAIN real estate in Davidson County, as follows:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a resurvey by A. L. Nimmo, Surveyor, as follows: BEGINNING at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, south 35 deg. east 303 feet to the common corner of Lots 1, 3, 2, and 4; thence south 65 deg. west 100 feet to the common corner of Lots 3, 4, and 5; thence on the line between Lots 3 and 5; north 35 deg. west 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, north 65 deg. east 100 feet to the point of beginning.

BEING the same lands and premises which James M. Adams and Kathleen Adams, his wife, by Deed dated April 25, 1980, and recorded in the Office of the Register of Davidson County, Tennessee in Book 5596, page 412, granted and conveyed to Douglas S. Turner and Kathleen E. Turner, his wife, in fee.

H 1 3 7 8 4

IDENTIF. REFERENCE

OCT 22 1 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5953 PAGE 579

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 143.40-	
			5567A10/22/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 3 7 8 4

IDENTIF. REFERENCE

OCT 22 1 43 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906184