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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17867

E. Mark Turner
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF November, 1985

Notary Public

My Commission Expires July 17, 1988

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 730 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Mark Turner	Dobson & Johnson, Inc.	Map 94-8
400 Blue Hills Drive	One Commerce Place, #1800	Parcel 6
Nashville, TN 37214	Nashville, Tennessee 37239	3DZ-38585

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 WE Boyd H. Simmons and wife, Ethel B. Simmons,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Mark 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:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Dahlia Gardens, Section 2, of record in Book 2900, page 82, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Boyd H. Simmons and wife, Ethel B. Simmons, by deed from Teresa Diane Jackson and husband Glen Jackson, as of record in Book 6412, page 754, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5100, page 217, of the Register's Office for Davidson County, Tennessee, which the Grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee herein.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

(unimproved / improved) Property known as 1820 (House Number) Dahlia Drive (Street) Nashville, TN 37210 (P.O. Address) (City or Town) (Postal Zip)

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 we 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 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 GRANTEES, 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 our hands this Fourteenth day of November, 1985

Boyd H. Simmons
BOYD H. SIMMONS

Ethel B. Simmons
ETHEL B. SIMMONS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Boyd H. Simmons and Ethel B. Simmons,

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 Nashville, Tennessee, this 14th day of November, 1985.

Ruby M[illegible] Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____

Witness my hand and official seal at _____, this _____ day of _____, 19 .

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

BOYD H. SIMMONS, et ux

TO

E. MARK TURNER

IDENTIFICATION REFERENCE

5 3 3 4 5

Nov 15 11 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company, Inc.
Titles Guaranteed

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6710 PAGE 210

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

17867.00- CNTY
46.54 CSTAX
.50 PREC
6.00 MDEED
CHECK 53.04-
7121A11/15/85 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53345

IDENTIFICATION REFERENCE

Nov 15 11 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192319