Prepared By: KING, BALLOW & LITTLE
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
M/M RALPH D. TURNER 1128 Duncanwood Drive Nashville, Tennessee 37204	Wachovia Mortgage Co., P.O. Box 3174, Winston-Salem, NC 27102	Map 131-4 Parcel 237

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by RALPH D. TURNER and wife, SHERRIE L. TURNER, of the unpaid principal balance owing on a note in the original amount of $70,000.00, payable to COMMERCE UNION BANK, secured by a Deed of Trust executed by JOSEPH M. WATTS and wife, LAURA G. WATTS, to J. G. PALMER, Trustee, of record in Book 5442, page 638, Register's Office for Davidson County, Tennessee.

WILLIAM E. MCDONALD, JR. and wife, JULIA MCGREGOR MCDONALD, have this day bargained and sold, and do hereby transfer and convey unto RALPH D. TURNER and wife, SHERRIE L. TURNER, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 46 on the Map of Duncanwood, as of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 46 fronts 110 feet on the north side of Duncanwood Drive and runs back between lines, 190.6 feet on the west line and 188.7 feet on the east line to a dead line in the rear on which it measures 110 feet.

Being the same property conveyed to WILLIAM E. MCDONALD, JR. and wife, JULIA MCGREGOR MCDONALD, of record in Book 5789, page 592, and Book 5897, page 670, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 1424, page 139, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Ralph D. Turner
AFFIANT

Subscribed and sworn to before me this

30th day of May, 1986.

My Commission Expires: 6-23-86

David M. Smyth
NOTARY PUBLIC - at-Large

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 2 10 58 AM '86
IDENTIFICATION REFERENCE
060779

This is improved property known as 1128 Duncanwood Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 our hands this 30th day of May, 1986.

William E. McDonald, Jr.

WILLIAM E. MCDONALD, JR.

Julia McGregor McDonald

JULIA MCGREGOR MCDONALD

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, David M. Smythe a Notary Public in and for said County and State, WILLIAM E. MCDONALD, JR. and JULIA MCGREGOR MCDONALD, the within named bargainors, 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 30th day of May, 1986.

David M. Smythe

NOTARY PUBLIC

My Commission Expires:

6-23-86

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

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 495

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

110000.00- CAMT.
286.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 292.50-
0235A06/02/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 0 7 9

IDENTIFICATION REFERENCE

JUN 2 10 58 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253921