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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 $1,500.00

C. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 19 88.

B. Edwards
Notary Public

MY COMMISSION EXPIRES: Dep. Reg
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

George H. Cate, Jr., Attorney 1101 Stahlman Bldg., Nash., TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charmaine H. Turner (NAME)	SAME (NAME)	Map 105-4
1208 Meharry Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 87
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Carl P. Sanders and Thelma Houston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charmaine H. 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 the southerly 87 feet of Lot No. 462 on the Map of Maury and Claiborne's Addition to South Nashville, of record in Book 21, pages 84 and 85, Register's Office for said County.

Being the same property conveyed to Ola May Sanders by Deed from Sam Karr, of record in book 1969, page 102, Office of the Register for Davidson County, Tennessee.

The said Ola May Sanders, also known as Ola May Sanders Hearn, who was married to Andrew Martin Hearn on September 2, 1965, was predeceased by her said husband, and also died on August 19, 1987 in Davidson County, Tennessee. The Grantors, Carl P. Sanders and Thelma Houston are the brother and sister, respectively, of Ola May Sanders, and her sole heirs at law.

97518

IDENTIFICATION REFERENCE

JAN 14 2 26 PM '88

DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 54 Trimble Street, Nashville, TN 37210
(House Number) (Street) (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 11th day of January, 19 88

× Carl P. Sanders
CARL P. SANDERS

× Thelma Houston
THELMA HOUSTON

STATE OF ~~TENNESSEE~~ Michigan
Davidson County
WAYNE

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Personally appeared before me, Nellie Conley, a Notary Public in and for said County and State, the within named Thelma Houston

the bargainor, with whom I am personally acquainted, (~~or proved to me on the basis of satisfactory evidence~~) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ DETROIT, ~~Tennessee~~ MICHIGAN, this ____ day of January, 1988.

Commission Expires December 30, 1990

Nellie Conley Notary Public
Nellie Conley

STATE OF ~~TENNESSEE~~ Michigan
Davidson County
WAYNE

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
CARL P. SANDERS
and
Thelma Houston
TO
Charmaine H. Turner

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3170 01/14 0101 03-FED 10.70

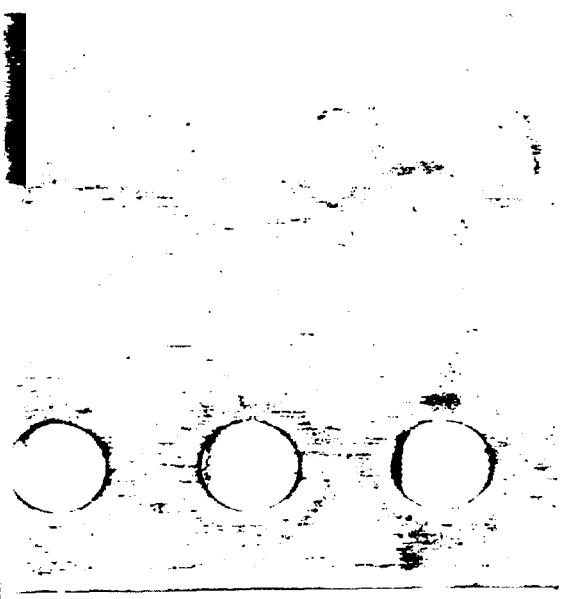
STATE OF MICHIGAN)
County of WAYNE)

Personally appeared before me, Nellie Conley, a Notary Public in and for said County and State, the within named Carl P. Sanders, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained.

Witness my hand and official seal at Detroit, Michigan, this 14th day of January, 1988.

Nellie Conley
Notary Public

My Commission Expires:
December 30, 1990



OFFICIAL RECEIPT

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

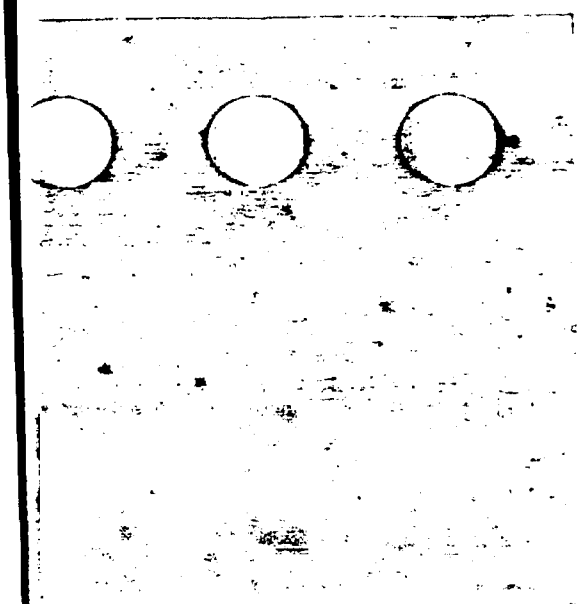
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	1500.00
DON TX	4.20
PRFEE	0.50
WIRED	6.00
BANK	10.70
CHECK	10.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/14/98 01 14:28 0001 8170

9 7 5 1 8

IDENTIFI REFERENCE

JAN 14 2 26 PM '98

DAVIDSON COUNTY, TN

No. 53153