BOOK 7500 PAGE 409 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Billy Rickles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 19 88.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 17, 1990
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Billy Rickles (NAME)	Metropolitan Federal S & L Assoc. (NAME)	Map 83-13
110 Air Float Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Parcel 397
Hendersonville, TN 37075 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	23W 05980

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, E. Mark Turner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy Rickles,

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. 79 and the west 17 feet of Lot No. 80, of Block "J" in the Subdivision of Lindsley's Home Place, a plan of which is of record in Book 2, page 92, Chancery Court at Nashville, Tennessee.

Said Lot No. 79 and the 17 feet of Lot 80 front together 67 feet on the southerly side of Russell Street and run back between parallel lines 160-3/4 feet, more or less, to an alley.

Being a part of the same property conveyed to E. Mark Turner by deed from Byron L. Price and wife, Kathy T. Price, of record in Book 6980, page 632, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on a First Deed of Trust note executed by Byron L. Price and wife, Kathy T. Price, to Attorneys Title Company, Inc., securing Metropolitan Federal Savings & Loan Association in the original principal sum of $32,000.00 of record in Book 6294, page 160, said Register's Office, as amended by Adjustable Mortgage Loan Assumption and Modification Agreement Without Release, executed by Byron L. Price and wife, Kathy T. Price, and Billy W. Rickles, recorded simultaneously with this instrument.

All sums of money held in escrow by Metropolitan Federal Savings & Loan Association is herewith transferred to buyer.

This conveyance is subject to a Second Deed of Trust of record in Book 6982, page 273, said Register's Office.

Subject property is not the principal residence of seller nor his spouse.

This is (unimproved ( ) improved (XX) property, known as 1512 (House Number) Russell Street (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (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 my hand this 25th day of March, 19 88

E. Mark Turner
E. MARK TURNER

STATE OF TENNESSEE }
Davidson County }

BOOK 7500 PAGE 410

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named E. Mark Turner,

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

Witness my hand and official seal at Nashville, Tennessee, this day of March, 19 88.

Notary Public

Commission Expires My Commission Expires July 17, 1988

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

E. MARK TURNER

TO

BILLY RICKLES

ATTORNEYS TITLE™ A Minnesota Title Company

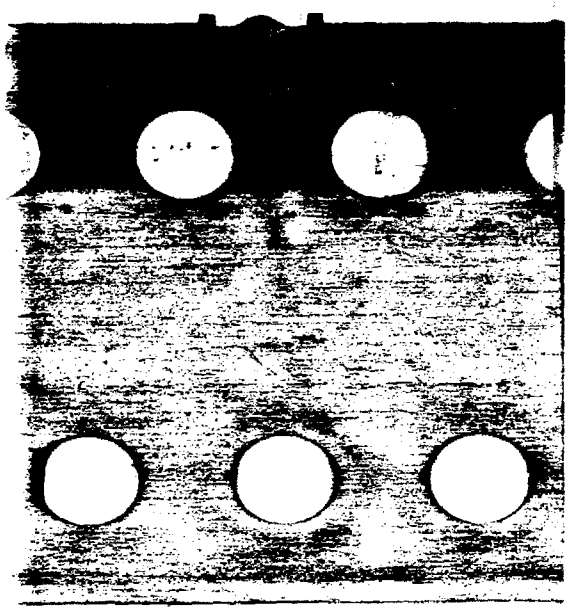
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

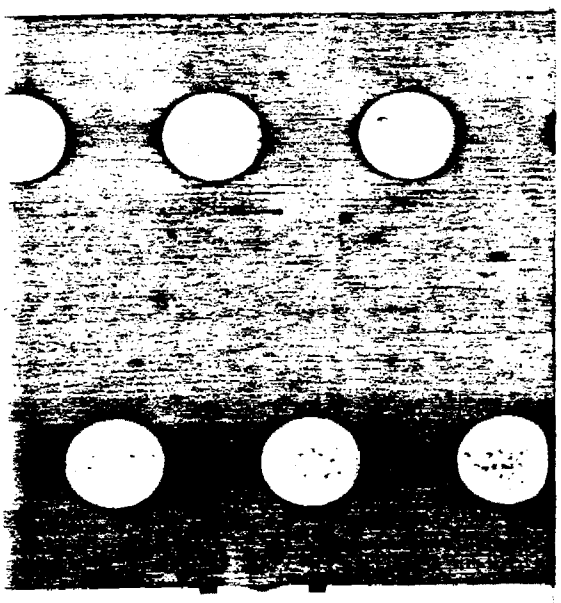
15989

IDENTIFICATION

MAR 25 4 07 PM '88

MAIL ENV.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 411

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

DAMT	39500.00
~~[illegible] TX~~	~~110.60~~
~~[illegible]~~	~~9.50~~
WDEED	6.00
TOTAL	117.10
CHECK	117.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/25/88 01 16:08 0001 9829

15989

IDENTIFICATION REFERENCE

MAR 25 4 07 PM '88

[illegible] REGISTER
DAVIDSON COUNTY TN

No. 74391