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This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

BOOK 7613 PAGE 707

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Richard M. Turner and wife Dolores Turner	Third National Bank c/o SunTrust Mortgage, Inc.	Map 141-15D
7521 Staffordshire Drive	P.O. Box 105277	Parcel 13CO
Nashville, Tennessee 37221	Atlanta, GA 30348-5277	
Mortgagee: Third National Bank in Nashville		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Phillips Builders, Inc., hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Richard M. Turner, III and wife, Dolores Turner, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

2730 07/29 0101 03CHECK 530.87

Land in Davidson County, Tennessee being Lot No. 13 as shown on the Plan of "Sheffield" on the Harpeth resubdivision of Lots 12 thru 16, 42 & 43, Phase I of record in Book 6900, page 182 to which reference is made for a more complete description.

Being a portion of the same property conveyed to Randall Phillips Builders, Inc. by Phillips Builders, a Tennessee General Partnership, of record in Book 7195, page 96, Register's Office for Davidson County, Tennessee. Articles of Merger of record in Book 7298, page 203 said Register's Office reflects merger into Phillips Builders, Inc. as surviving corporation.

This is improved property known as 7521 Staffordshire Drive, Nashville, Tennessee 37221. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the following:

1. All matters as shown on plan of record in Book 6900, page 182, Register's Office for Davidson County, Tennessee.

2. Restriction in Book 6295, page 900 as re-recorded in Book 7145, page 954, Register's Office for Davidson County, Tennessee.

3. By Laws in Book 7145, page 964, Register's Office for Davidson County, Tennessee.

4. Taxes for 1988; a lien, but not yet due and payable.

And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand by its duly authorized representative as of this 29th day of July, 1988.

PHILLIPS BUILDERS, INC.

BY: C Wayne Meadows Vice President

TITLE: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, C. Wayne Meadows, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposed therein contained, and who further acknowledged that he is the Vice President or the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of July, 1988.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $158,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard M. Jennings

Sworn to and subscribed before me this 29th day of July, 1988.

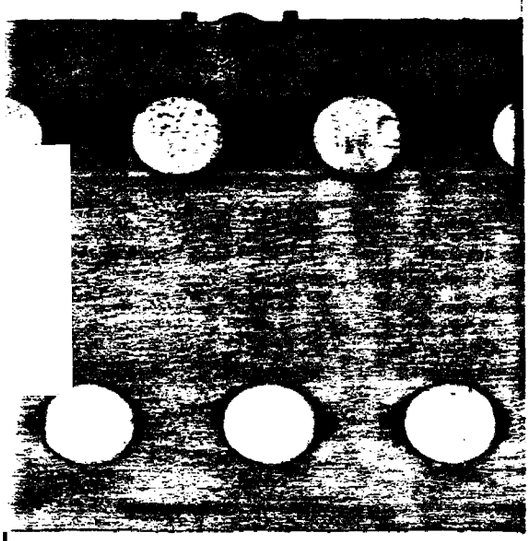
Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

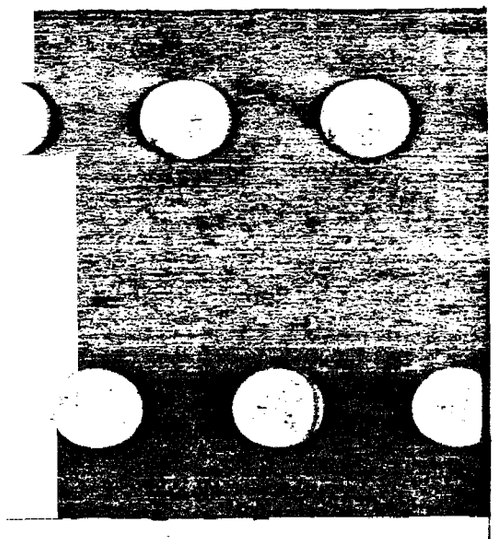
IDENTIFICATION REFERENCE

54164

JUL 29 4 10 PM '88

FLOYD C. WILKINS REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7613 PAGE 709

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 159800.00
CON TX 524.37
PRFEE 0.50
WDEED 6.00
TOTAL 530.87
CHECK 530.87

07/29/98 01 16:12 0001 2730

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54164

IDENTIFICATION REFERENCE

JUL 29 4 10 PM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118471