ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James D. Turner, et ux. P.O. Box 58 Nolensville, TN 37135	Same	Map 94-13-0 Parcel 015

This instrument prepared by: Cindy S. Smith, Attorney at Law.
1443 Janie Avenue, Nashville, Tennessee 37216 Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Tommy O. Vaughn and wife, Joyce M. Vaughn, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto James D. Turner and wife, Helen K. Turner, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Beginning at an iron pin in the southerly margin of Green Street;

Thence, with said margin of Green Street, South 85 degrees 06 minutes 38 seconds East 60.00 feet to an iron pin;

Thence, leaving said margin of Green Street, South 04 degrees 53 minutes 22 seconds West, 182.17 feet to an iron pin in the northerly margin of Interstate Highway 24;

Thence, with said margin of Interstate Highway 24, North 54 degrees 59 minutes 34 seconds West, 69.36 feet to an iron pin;

Thence, leaving said margin of Interstate Highway 24, North 04 degrees 53 minutes 22 seconds East, 147.36 feet to the point of beginning, containing 0.2269 acres as described in a survey performed by Frank V. Neeley dated August 26, 1987, a copy of which is attached hereto as Exhibit A.

Being the same property conveyed to Tommy O. Vaughn and wife, Joyce M. Vaughn, by deed from Stanley Allen and wife, Alma Allen, of record in Book 7054, Page 138, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 157 Green Street, Nashville, Tennessee 37210.

CONVEYANCE OF SUCH TRACT IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record in Plat Book 57, Page 76, said Register's Office; (2) Property tax lien for the current year, such taxes having been prorated and assumed by the grantees; (3) Any and all restrictive covenants of record; (4) Any and all rights-of-way for public utilities, zoning regulations, building restrictions, setback lines, and easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $45,000.00.

James D. Turner
Affiant

Subscribed and sworn to before me this 14th day of September, 1988.

NOTARY PUBLIC
Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of September, 1988.

Tommy O. Vaughn

Joyce M. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Tommy O. Vaughn and wife, Joyce M. Vaughn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 1988.

Notary Public
My Commission Expires: 11/22/90

68986

IDENTIFICATION

SEP 20 11 00 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

NOTES:

1. PARCEL NUMBERS SHOWN THUS (00) REFER TO TAX MAP 94-13.
2. REFERENCE IS MADE TO BILL NO. G4-358 TO CLOSE ALLEY ADJACENT TO PARCEL 15.
3. PROPERTY SHOWN IS KNOWN AS PART OF LOTS 9 & 10 ON CLAIBORNE'S ADDITION TO NASHVILLE OF RECORD IN BOOK 21, PAGE 84, R.O.D.C.T.

I HEREBY CERTIFY THAT THIS IS A CLASS B SURVEY FOR SUBURBAN LAND SURVEYS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR EXCEEDS 1:5000 AS SHOWN HEREON.

Frank V. Neeley
FRANK V. NEELEY

R.O.W.

GREEN STREET

60.

R.O.W.

S 85°06'38"E.

60.0'

I.P.(F)

R.O.W.

I.P.(N)

I.P.(F)

FENCE COR. W/I.P. NEXT TO IT

KEITH STREET

50'

9885.87 SQ.FT.
0.23 AC.±

(15)

(16)

(17)

N.04°53'22"W.
147.36'

S.04°53'22"W.
182.17'

ROW

FENCE COR.

87.30' STATE R.O.W.

I.P.(N)

69.36'
N.54°59'34"W.

FENCE COR.

INTERSTATE 20 0101 03CHECK

INTERSTATE 24

I.P.(N)

158.00

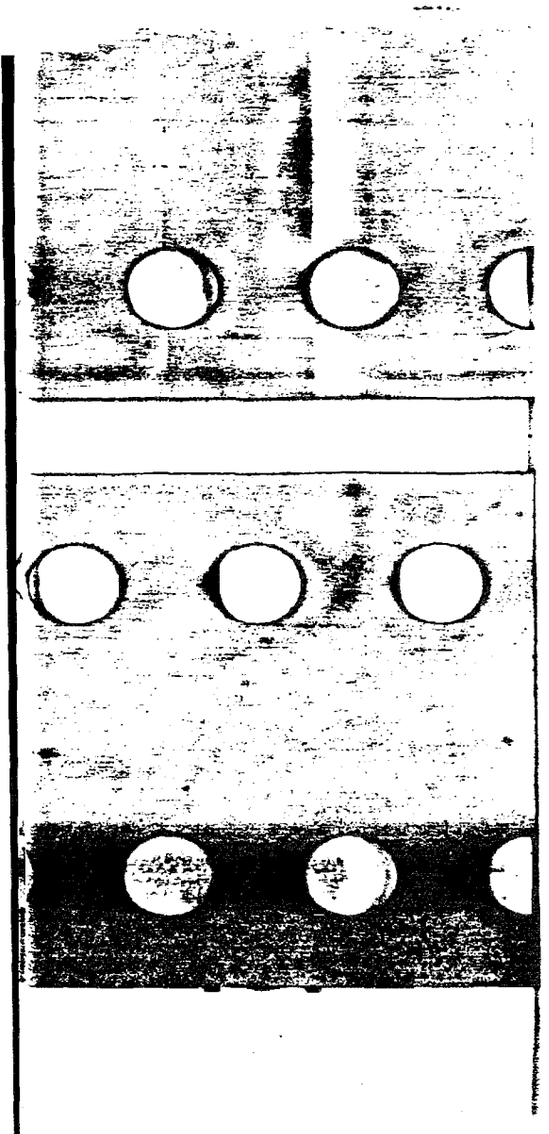
"EXHIBIT A"

BOOK 7656 PAGE 335

FRANK V. NEELEY
REGISTERED LAND SURVEYOR
No. 1493
TENNESSEE

BOUNDARY SURVEY FOR TOMMY VAUGUN
157 GREEN STREET, NASHVILLE, TN.

SCALE 1"=30'	APPROVED BY	DATE AUG., 1987
M&K ENGINEERS PLANNERS SURVEYORS	2110 BLAIR BOULEVARD NASHVILLE, TENNESSEE 37212 (615) 292-1919	DRAWN BY M A S. JOB NO 1683 SHEET NO



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7656 PAGE 336

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 45000.00
CON TX 148.50
PRFEE 0.50
WDEED 9.00
TOTAL 158.00
CHECK 158.00

09/20/88 01 11:03 0001 8728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 9 8 6

IDENTIFICATION REFERENCE

SEP 20 11 00 AM '88

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 135726