This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road - P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
KIMBERLY TURNER, a single person
1220 Elliston Street
Old Hickory, Tennessee 37138

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
Tennessee Housing Development Agency
c/o BancBoston Mortgage Corporation
2119 Sixth Avenue North
Birmingham, Alabama 35203

MAP AND PARCEL:
Map 53-3
Parcel 23
FBN 4D-41320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GEORGE L. THOMAS, III and wife, DORA P. THOMAS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KIMBERLY TURNER, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 105, Section "C", Village of Old Hickory, as shown on Plan recorded July 16, 1948, Book 1424, page 66, in Register's Office for Davidson County, Tennessee; located on northwest corner of the intersection of Elliston and Thirteenth Streets, containing 0.07 acres, more or less.

Being the same property conveyed to George L. Thomas, III by deed from Jean Luther Moore, a single person dated January 28, 1983, as of record in Book 6113, page 668, Register's Office for Davidson County, Tennessee. Dora P. Thomas, wife of the said George L. Thomas, III, joins in this conveyance to transfer all rights she may have in the subject property.

This is improved property known as 1220 Elliston Street, Old Hickory, Tennessee 37138.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including utility easements described in the instrument of record in Book 2028, page 521, said Register's Office, being a 5 foot easement along the southerly lot line and a 2.5 foot public utility easement along the westerly lot line; and further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 1424, page 66, said Register's Office, including a 2.5 foot easement for public utilities and drainage along the rear line of said property. Real property taxes for 1988 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KIMBERLY TURNER, a single person, her heirs and assigns, forever; and we, GEORGE L. THOMAS, III and wife, DORA P. THOMAS do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of October, 1988.

George L. Thomas III
GEORGE L. THOMAS, III

Dora P. Thomas
DORA P. THOMAS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named GEORGE L. THOMAS, III and wife, DORA P. THOMAS, the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of October, 1988.

Patricia M. Green
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $42,000.00.

9627 10/21 0101 03CHECK 145.10

Kimberly Turner
AFFIANT

Subscribed and sworn to before me
this 19th day of October, 1988.

NOTARY PUBLIC
My Commission Expires: 4-2-89

RECEIVED FOR RECORD
OCT 21 2 50 PM '88
WILSON COUNTY, TN.

IDENTIFICATION

7856L

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7684 PAGE 71

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 42000.00
CON TX 138.60
PRFEE 0.50
WDEED 6.00
TOTAL 145.10
CHECK 145.10

10/21/88 01 14:51 0001 9627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8561.

IDENTIFICATION REFERENCE

OCT 21 2 50 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 146386