WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 31,765.00 .

Affiant

SWORN to and subscribed before me on this the 4th day of October, 1988.

NOTARY PUBLIC

My Commission Expires: 2-4-1992

MORTGAGEE:
Old Hickory Credit Union
100 Industrial Rd.
Old Hickory, Tenn. 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Johnnie E. Turner	Same	053-12-1
204 32nd Street		199.00
Old Hickory Tenn. 37138		

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 consideration the receipt of which is hereby acknowledged, we, **CHARLES D. SPEARRIN and wife, DORIS G. SPEARRIN,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JOHNNIE E. TURNER and wife, LORNA B. TURNER,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND lying in Davidson County, Tennessee, described as follows:

BEING the South 40 feet of Lot No. 1 and the North 10 feet of Lot No. 25 of Section 2, of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property, as of record in Book 843, Page 56, Registers' Office for said County.

SAID parts of said lots front 50 feet on the East side of 32nd Street and run back between parallel lines 179 feet to a dead line.

BEING the same property conveyed to CHARLES D. SPEARRIN and wife, DORRIS SPEARRIN by instrument of record in Book 6158, Page 748, Register's Office for Davidson County, TN.

AS part of the consideration for this conveyance the Grantees assume and agree to pay the balance owing on a note in the original amount of $28,230.50, dated October 17, 1983, payable to OLD HICKORY EMPLOYEE'S CREDIT UNION (now Old Hickory Credit Union), and secured by a Deed of Trust executed by Charles D. Spearrin and wife, Doris Spearrin of record i Book 6162, Page 585, Register's Office for Davidson County, TN.

This is improved property known as 204 32nd Street, Old Hickory, Tennesee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 18 day of October, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles D Spearrin
CHARLES D. SPEARRIN

Doris G. Spearrin
DORIS SPEARRIN

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES D. SPEARRIN and wife, DORIS SPEARRIN, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Wilmington, North Carolina, this the 18th day of October, 1988.

Anita K. York
NOTARY PUBLIC

My Commission Expires: 8-2-93

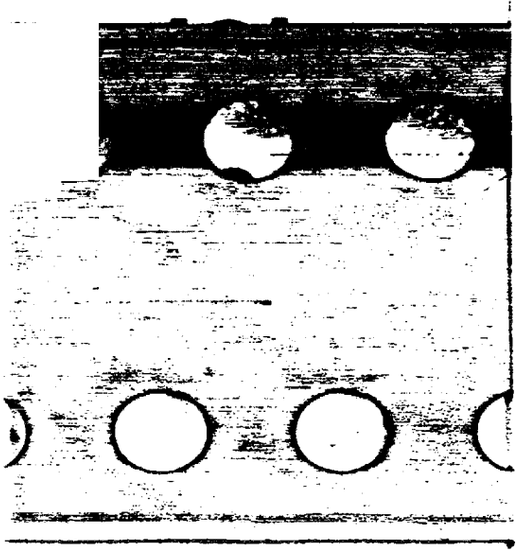
ANITA K. YORK NOTARY PUBLIC NEW HANOVER COUNTY, N.C.

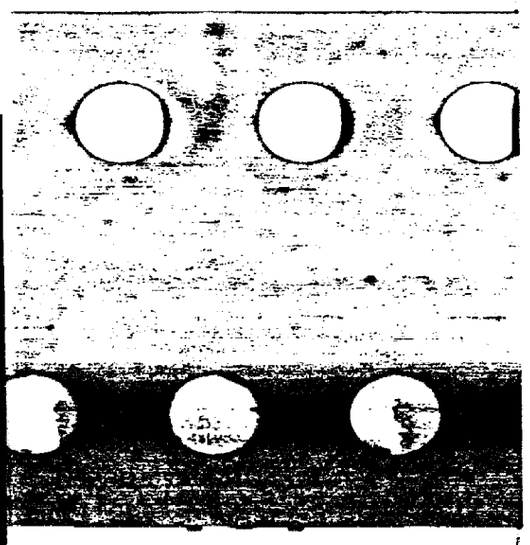
IDENTIFICATION REFERENCE

8.0122.

OCT 27 11 38 AM '88

FELIX Z WILSON REGISTER OF DEEDS DAVIDSON COUNTY, TN 37027 0101 03CHECK 111.44





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7688 PAGE 110

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	31765.63
CON TX	104.94
PRFEE	0.50
WDEED	6.00
TOTAL	111.44
CHECK	111.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1443

8.01122

IDENTIFICATION REFERENCE

Oct 27 11 38 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148182