BOOK 7909 PAGE 1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,224.00

Ruth P Ussery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF August, 19 89

Barbara J Hart
Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 1993

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
E. Mark Turner (NAME)	Lomas Mortgage USA (NAME)	Map 72-12
819 Woodland Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660724 (STREET ADDRESS)	Par. 194
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75266-0724 (CITY) (STATE) (ZIP)	15DZ-56245

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. Ruth Pearl Ussery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. Mark Turner

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:

BEING the easterly 38 feet 4 inches of Lot No. 141 and the westerly 23 feet 4 inches of Lot No. 140 on the Plan of Rivergate Drive Subdivision, of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

SAID parts of said lots front together 61 feet 8 inches on the southerly side of Marsden Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Ruth Pearl Ussery by Installment Deed of record in Book 4499, page 794, Register's Office for Davidson County, Tennessee, from Douglas W. Crane and wife, Leona Brock Crane

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Lomas Mortgage USA of record in Book 3900, page 941, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

55767

IDENTIF. TREFERENCE

AUG 7 2 13 PM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

3320 08/07 0101 03CHECK 43.96

unimproved ( )
This is improved (X) property, known as 1702 Marsden Avenue Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (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 Whereever 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 4th day of August, 19 89

Ruth Pearl Ussery

Ruth Pearl Ussery

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Ruth Pearl Ussery
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s_he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 4th day of August 19 89.

My Commission Expires My Commission Expires January 23, 1993

Notary Public

(AFFIX SEAL)

____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of 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 _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

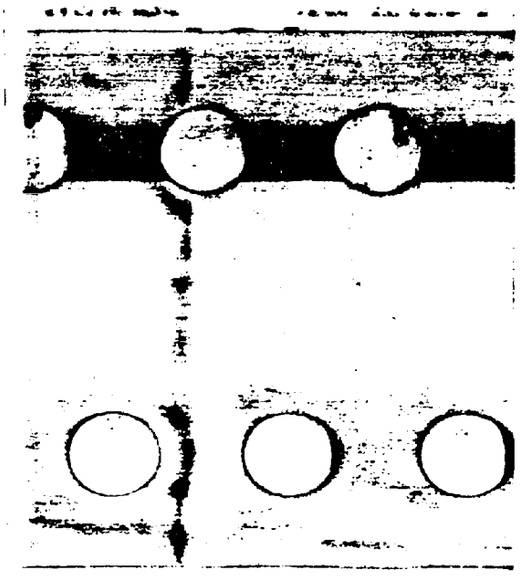
FROM
Ruth Pearl Ussery

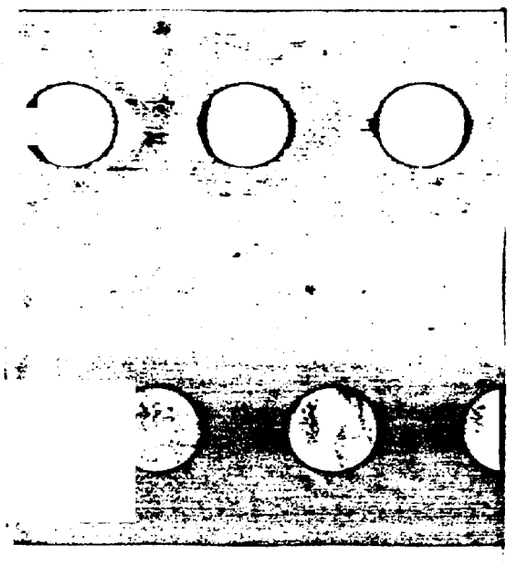
TO
E. Mark Turner

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7909 PAGE 3

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	11224.00
CON TX	36.96
PRFEE	1.00
WDEED	6.00
TOTAL	43.96
CHECK	43.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/07/89 01 14:14 0001 3320

55767

IDENTIF. TREFERENCE

AUG 7 2 13 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236635