THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,647.90

David M. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF August 89

Patricia E. Hall
Notary Public

MY COMMISSION EXPIRES: 9/9/89
(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David M. Turner (NAME)	AmSouth Mortgage Company (NAME)	MAP 175-11
698 Mercer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PARCEL 130
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, David W. Hicks and wife, Carolyn Hicks and James Callahan and wife, Vickie W. Callahan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Turner and wife, Georgia A. 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 Lot No. 18A of the Zone Lot Division of Lot Nos. 18, 19, 39 and 40 of Section One of Meadows of Tulip Grove, of record in Plat Book 6250, page 471, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David W. Hicks, unmarried, and James Callahan, a married person, by deed from Phillip P. Stanley and wife, Lois J. Stanley, of record in Book 6623, page 984, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Phillip P. Stanley and wife, Lois J. Stanley, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated July 2, 1985, and filed for record in Book 6600, Page 171, Register's Office for said County, with an unpaid principal amount of approximately $43,870.56, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

3702 08/08 0101 03CHECK 157.48

This is ( ) unimproved (XX) improved property, known as 698 Mercer Drive, Hermitage, TN 37076
(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 heir 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 covey 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 hand s this 3rd day of August, 19 89

Carolyn Hicks
Carolyn Hicks

David W. Hicks
David W. Hicks

Vickie W. Callahan
Vickie W. Callahan

James Callahan
James Callahan

BOOK 7910 PAGE 62

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Hicks and wife, Carolyn Hicks and James Callahan and wife, Vickie W. Callahan

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1989.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

David W. Hicks
Carolyn Hicks
James Callahan
Vickie W. Callahan

David M. Turner
Georgia A. Turner

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

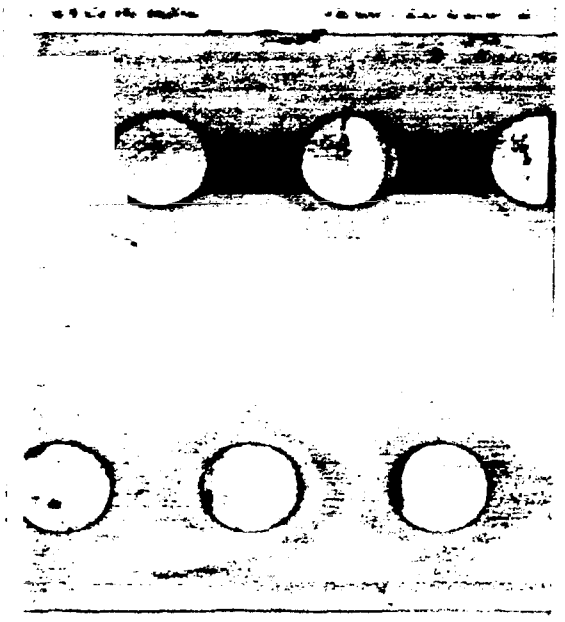
RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

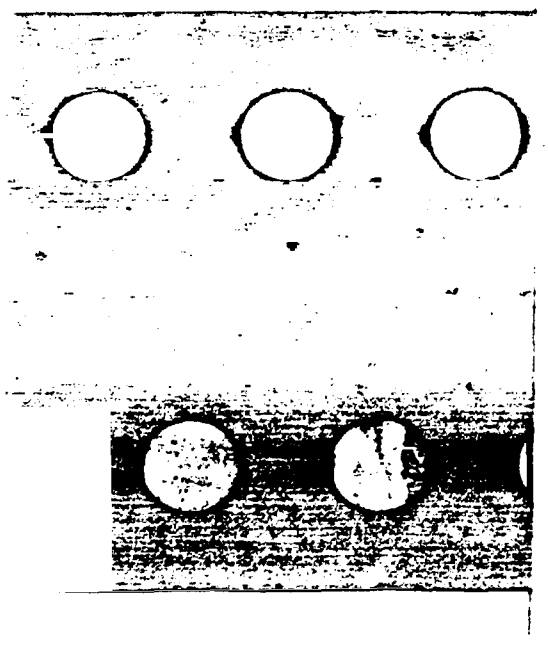
56102

IDENTIF. TREFERENCE

AUG 8 3 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7910 PAGE 63

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 45647.90
CON TX 150.48
PRFEE 1.00
WDEED 6.00
TOTAL 157.48
CHECK 157.48

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/08/89 01 15:20 0001 3702

56102

IDENTIF. REFERENCE

AUG 8 3 18 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237006