FORM No. WD-1

FILE BOX 40

BOOK 7910 PAGE 303

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900.00

Justin M. Hurley
Affiant

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 89

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 21, 1992 (AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin M. Hurley	First Republic Mortgage	061-15-0
(NAME)	(NAME)	
1108 Marion Avenue	2090 Hewitt Avenue	340.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Kettering, Ohio 45440	15DZ 18750
(CITY) (STATE) (P.O. ZIP)	(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, Gregory J. Turnham and wife, Melanie M. Turnham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Justin M. Hurley and wife, Angela D. Hurley

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 part of Lot No. 289 on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., January 5, 1955, as follows:

Beginning at an iron pin on the southerly margin of Marion Street or Avenue, at a point 216.07 feet east of the easterly margin of the Gallatin Pike, the northeast corner of the property conveyed to Robert L. Doggett and wife, by deed from Jo. T. Gibson Ellis, of record in Book 2338, page 507, said Register's Office; thence with the southerly margin of Marion Street or Avenue, eastwardly 57 feet to a point 68' west of the line between Lots Nos. 289 and 290, thence southwardly at all points 68' west of the line between Lots Nos. 289 and 290, 205 feet more or less, to the northerly line of Lot No. 295; thence with said line, westwardly 69.7 feet to an iron pin; the southeast corner of said Doggett property; thence with the easterly line of said Doggett property, northwardly 205.39 feet to the beginning.

Being the same property conveyed to Gregory J. Turnham and wife, Melanie M. Turnham by deed from John E. Turnham and wife, Doris E. Turnham of record in Book 7235, page 301, Register's Office, Davidson County, Tennessee.

Subject to easement of record in Book 4275, page 462, said Register's Office.

unimproved ( ) This is improved (XX) property, known as 1108 Marion 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. 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 7th day of August 19 89

Gregory J. Turnham

Melanie M. Turnham

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 Gregory J. Turnham and wife, Melanie M. Turnham

the bargainor S, 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 7th day of August A.D. 19 89

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 21, 1992

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths / his oath) acknowledged (themselves / himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they / he) 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

56182

WARRANTY DEED

FROM

Gregory J. Turnham and wife, Melanie M. Turnham

TO

Justin M. Hurley and wife, Angela D. Hurley

IDENTIF. REFERENCE

AUG 9 9 06 AM '89

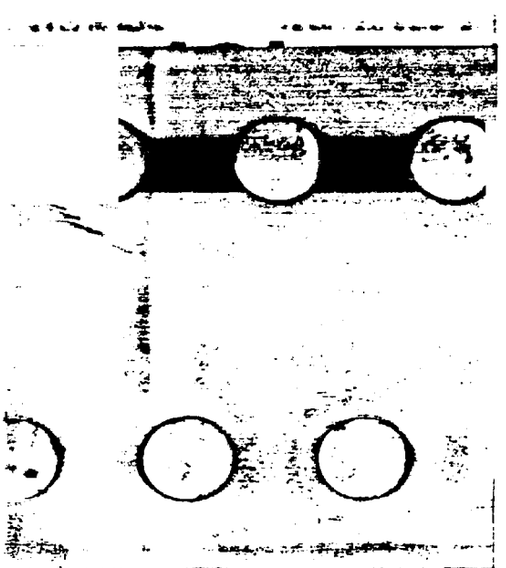
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

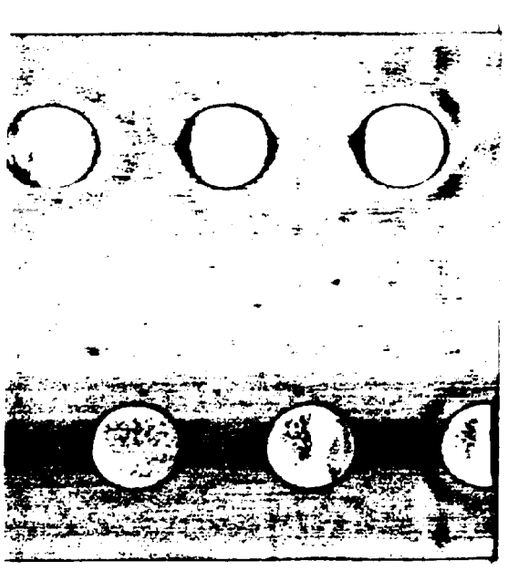
RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

3807 08/09 0101 03CHECK 231.07





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7910 PAGE 305

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 67900.00
				CON TX 224.07
				PRFEE 1.00
				WDEED 6.00
				TOTAL 231.07
				CHECK 231.07
08/09/89	01			09:08 0001 3807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56182

IDENTIF. REFERENCE

AUG 9 9 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 237107