STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,746,905.00.

Affiant

Subscribed and sworn to before me, this 3rd day of July, 1990.

Notary Public

My Commission Expires: 6/11/90

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Richard N. Dooley P. O. Box 195 Thompsons Station, TN 37179	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, TN 37219	See Exhibit A

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHARLES H. TURNER AND WIFE, VIRGINIA W. TURNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICHARD N. DOOLEY**, hereinafter called the Grantee, his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Units No. 1, 3, 4, 7, 8, 10, 11, 12, 14, 16, 17, 18, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, 39, 41, 42, 43, 45, 46, 47, 48, 49, 50, 52, and 53, as described in the Master Deed of Magnolia Square Condominium, of record at Book 6685, page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest of the Grantors in and to the following property, it being intended that this conveyance include any interest of the Grantors in the following described property that is not already included in the foregoing listing of Units:

3 8 8 5 5
IDENTIFICATION REFERENCE
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of R. D. Stanford's Subdivision of the Lannom Property, as of record in Book 547, page 186, Register's Office for said County, and being shown as a part of an unnumbered tract marked "Stanford" on the Map showing a proposed road through the Lannom Property, as of record in Book 974, page 20, Register's Office for said County, and also being shown as a part of an unnumbered tract marked "Joe Frank" on the Map of Bainbridge & Setterfield's Subdivision of record in Book 421, page 132, Register's Office for said County, and being known as a part of the Old Nichol Farm, and more recently being known as a part of the Home Place of R. D. Stanford and wife, both of whom are now deceased, known as "Bellair" and being described according to a boundary survey prepared by Hickerson & Hickerson, Engineers, dated February 4, 1964, as follows:

Beginning at a point in the northerly margin of Lebanon Road, said point being designated as a stake and fence post located 895 feet west of the westerly margin of Fairway Drive, and continuing thence along the northerly margin of Lebanon Road, South 78 deg. 24 min. West 350 feet to an iron pin and highway monument; thence North 11 deg. 34 min. West 649.2 feet to a concrete monument; thence North 76 deg. 50 min. East 350 feet to a stake and fence post; thence South 11 deg. 34 min. East 658.8 feet to the point of beginning.

INCLUDED in the above metes and bounds description, but specifically **EXCLUDED** from this conveyance, are the following Units:

Units 2, 5, 6, 9, 13, 15, 19, 23, 24, 25, 36, 38, 40, 44, 51, and Units 54 through 71, as described in the Master Deed of Magnolia Square Condominium, of record at Book 6685, page 253, Register's Office for said County, and as shown on the Plan of Magnolia Square Condominium, appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Charles H. Turner by deed from Douglas F. Brown and wife, Rose M. Brown, of record in Book 4204, page 726, Register's Office for said County, and by deed from Thomas L. Goddard of record in Book 4583, page 507, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of this deed Grantee assumes and agrees to pay such taxes and agrees to indemnify and hold harmless Grantors of and from any and all liability, loss and damages arising from failure of Grantee to timely pay such taxes.

2. Master Deed establishing a Horizontal Property Regime of Magnolia Square Condominium, of record in Book 6685, page 253, Register's Office for said County, and the By-Laws appended thereto, of record in Book 6685, page 277, Register's Office for Davidson County, Tennessee.

3. Rights of tenants in possession of the property.

This is improved property known as 2258 Lebanon Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that Charles H. Turner is lawfully seized and possessed of said

land in fee simple, has 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, his 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 3rd day of July, 1990.

Charles H. Turner

Virginia W. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES H. TURNER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 1990.

Notary Public

My Commission Expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VIRGINIA W. TURNER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of July, 1990.

Notary Public

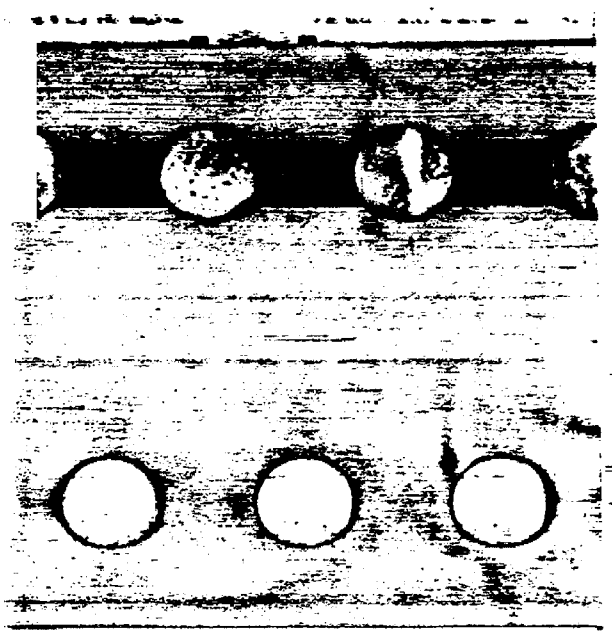
My Commission Expires: 9-11 90

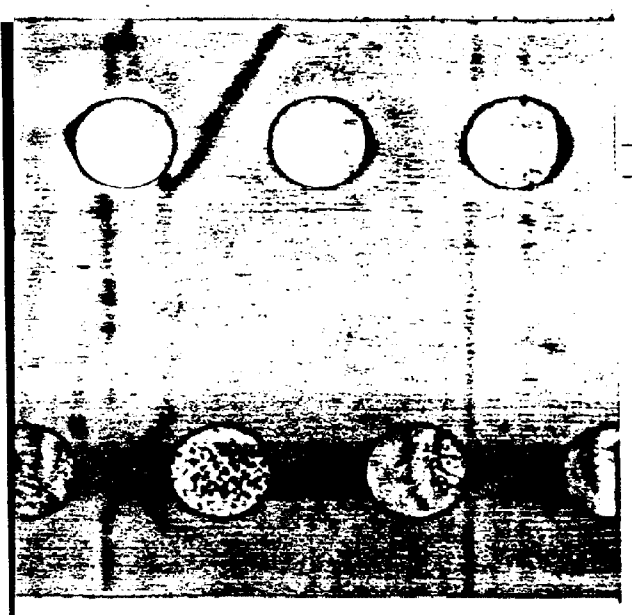
EXHIBIT A

Reserved Parcel A: Map 095-03-072, Field Book 3DZ 86100

Unit	Map/Parcel No.	Field Book No.
1	095-03-0-A-001.00 CO	3DZ 86029
3	095-03-0-A-003.00 CO	3DZ 86031
4	095-03-0-A-004.00 CO	3DZ 86032
7	095-03-0-A-007.00 CO	3DZ 86035
8	095-03-0-A-008.00 CO	3DZ 86036
10	095-03-0-A-010.00 CO	3DZ 86038
11	095-03-0-A-011.00 CO	3DZ 86039
12	095-03-0-A-012.00 CO	3DZ 86040
14	095-03-0-A-014.00 CO	3DZ 86042
16	095-03-0-A-016.00 CO	3DZ 86044
17	095-03-0-A-017.00 CO	3DZ 86045
18	095-03-0-A-018.00 CO	3DZ 86046
20	095-03-0-A-020.00 CO	3DZ 86048
21	095-03-0-A-021.00 CO	3DZ 86049
22	095-03-0-A-022.00 CO	3DZ 86050
26	095-03-0-A-026.00 CO	3DZ 86054
27	095-03-0-A-027.00 CO	3DZ 86055
28	095-03-0-A-028.00 CO	3DZ 86056
29	095-03-0-A-029.00 CO	3DZ 86057
30	095-03-0-A-030.00 CO	3DZ 86058
31	095-03-0-A-031.00 CO	3DZ 86059
32	095-03-0-A-032.00 CO	3DZ 86060
33	095-03-0-A-033.00 CO	3DZ 86061
34	095-03-0-A-034.00 CO	3DZ 86062
35	095-03-0-A-035.00 CO	3DZ 86063
37	095-03-0-A-037.00 CO	3DZ 86065
39	095-03-0-A-039.00 CO	3DZ 86067
41	095-03-0-A-041.00 CO	3DZ 86069
42	095-03-0-A-042.00 CO	3DZ 86070
43	095-03-0-A-043.00 CO	3DZ 86071
45	095-03-0-A-045.00 CO	3DZ 86073
46	095-03-0-A-046.00 CO	3DZ 86074
47	095-03-0-A-047.00 CO	3DZ 86075
48	095-03-0-A-048.00 CO	3DZ 86076
49	095-03-0-A-049.00 CO	3DZ 86077
50	095-03-0-A-050.00 CO	3DZ 86078
52	095-03-0-A-052.00 CO	3DZ 86080
53	095-03-0-A-053.00 CO	3DZ 86081

6998 07/03 0101 03CHECK 5777-77





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 118

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1746905-00

CON TX	5764.77
PRFEE	1.00
WDEED	12.00
TOTAL	5777.77
CHECK	5777.77

07/03/90 01 12:08 0001 6998

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38855

IDENTIFICATION REFERENCE

Jul 3 12 06 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333886