STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $737,095.00.

Richard Dooley
Affiant

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

Linda P. Turner
Notary Public

My Commission Expires: 9-11-90

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
Dooley's Property Development Co. 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 **DOOLEY'S PROPERTY DEVELOPMENT CO.**, a California corporation, hereinafter called the Grantee, its successors 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. 54, 55, 56, 57, 58, 61, 62, 63, 65, 66, 67, 68, 69, 70 and 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, its successors 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, its successors 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.

Linda P. Turner
Notary Public

My Commission Expires: 4-11-90
MAGWD2

EXHIBIT A

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

Unit	Map/Parcel No.	Field Book No.
54	095-03-0-A-054.00 CO	3DZ 86082
55	095-03-0-A-055.00 CO	3DZ 86083
56	095-03-0-A-056.00 CO	3DZ 86084
57	095-03-0-A-057.00 CO	3DZ 86085
58	095-03-0-A-058.00 CO	3DZ 86086
61	095-03-0-A-061.00 CO	3DZ 86089
62	095-03-0-A-062.00 CO	3DZ 86090
63	095-03-0-A-063.00 CO	3DZ 86091
65	095-03-0-A-065.00 CO	3DZ 86093
66	095-03-0-A-066.00 CO	3DZ 86094
67	095-03-0-A-067.00 CO	3DZ 86095
68	095-03-0-A-068.00 CO	3DZ 86096
69	095-03-0-A-069.00 CO	3DZ 86097
70	095-03-0-A-070.00 CO	3DZ 86098
71	095-03-0-A-071.00 CO	3DZ 86099

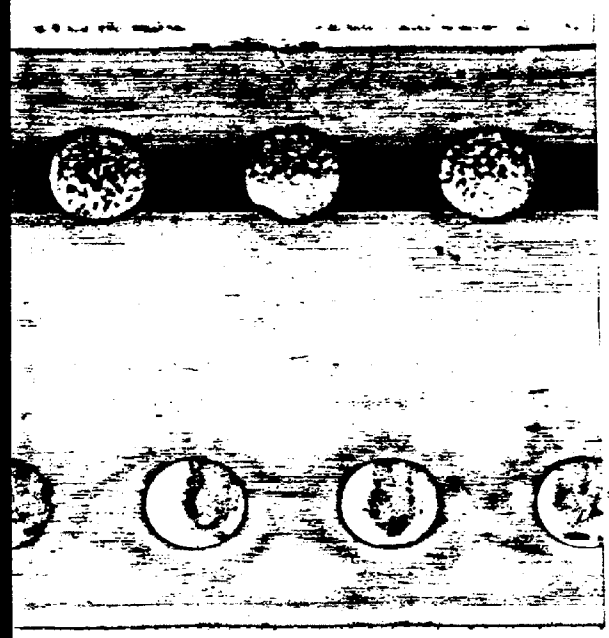
3 8 8 5 9

IDENTIFICATION REFERENCE

JUL 3 12 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2445.43



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

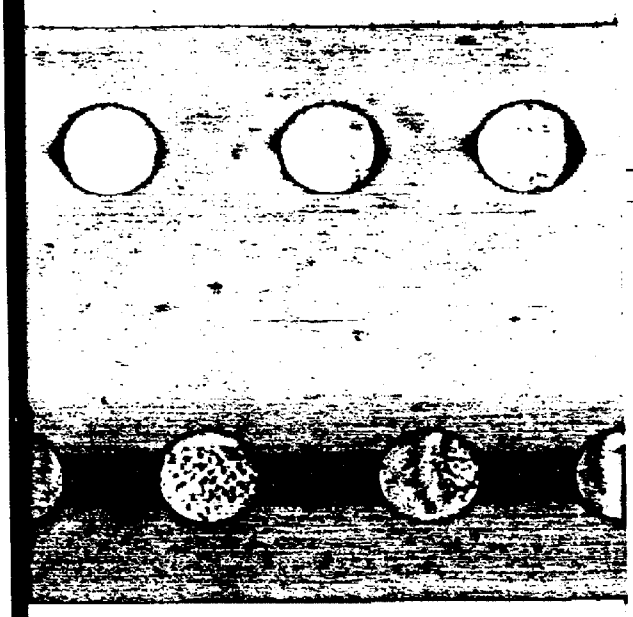
RECEIVED OF _____

FOR _____

BOOK 8145 PAGE 147

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	
				737095.00
			CON TX	2432.43
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2445.43
			CHECK	2445.43
07/03/90	01		12:11 0001	7002



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38859

IDENTIFI REFERENCE

Jul 3 12 09 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333890