Dick 25

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Ira L Hodges
Affiant

Subscribed and sworn to before me, this 14th day of November, 1990.

Notary Public

My Commission Expires: 9/25/93

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
Ira L. Hodges and wife, DENA THELMA HODGES 1328 Coreland Drive Madison, TN 37115	ATLANTIC COAST MORTGAGE CO. 12700 Fair Lakes Cr., Suite 400 Fairfax, VA 22033	051-12-058 11D 67195

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES RICKEY TURNER AND WIFE, LINDA P. TURNER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **IRA L. HODGES AND WIFE,** DENA THELMA HODGES, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, of record in Minute Book 7, page 176, in the Office of the County Court Clerk and being described according to a survey thereof by T. R. Sanford, Surveyor, July 18, 1963, as follows:

Beginning at a point in the southeasterly margin of Coreland Drive as presently located at the southerly corner of the tract that was conveyed to Melvin L. Arnold and wife, Helen S. Arnold by deed form W. A. Core, Jr., et al, of record in Book 3162, page 465, Register's Office for said County; thence along Arnold's line, South 57 deg. 20 min. East 75.11 feet to a point; thence South 15 deg. 28 min. West 152.1 feet to an iron pin at the southwest corner of said Arnold Tract; thence North 74 deg. 26 min. 30 sec. West 113.61 feet to a corner of Tract that was conveyed to Lewis A. Winn et al, by deed from Elliott Chadwell Core and wife, of record in Book 2908, page 473, Register's Office for said County; thence along Winn's east line, North 15 deg. 28 min. East 169.17 feet to the southerly margin of Coreland Drive; thence with the margin of the same, South 74 deg. 32 min. East 14.28 feet to a point at the beginning of a curve; thence around said curve in a northeasterly direction 28.41 feet to the point of beginning.

Being the same property conveyed to James Rickey Turner and wife, Linda P. Turner by quitclaim deed from James Hugh Turner and wife, Opha P. Turner, of record in Book 5300, page 503, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 Metro taxes, which have been prorated and assumed by Grantees.

2. A 20 foot permanent easement for sanitary sewers and/or storm drainage along the rear line of lot granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4178, page 187, Register's Office for said County.

This is improved property, known as 1328 Coreland Drive, Madison, Tennessee 37115.

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 hands this 14th day of November, 1990.

James Rickey Turner

Linda P. Turner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES RICKEY 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 14th day of November, 1990.

Notary Public

My Commission Expires: 9/25/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA P. 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 14th day of November, 1990.

Notary Public

My Commission Expires: 9/25/93

72760

IDENTIFICATION REFERENCE

Nov 15 3 39 PM '90

FELIX A. JOHNSON III REGISTER
DAVIDSON COUNTY TN

7558 TAX TOOL OSCHECK

304.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 90000.00
CON TX 297.00
PRFEE 1.00
WDEED 6.00
TOTAL ~~304.00~~
CHECK ~~304.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/90 01 15:39 0001 7558

72760

IDENTIF. REFERENCE

NOV 15 3 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373575