This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robbie Gale Turner
4635 Woodview Circle
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sterling Savings Bank
28400 Northwestern Highway, Suite 400
Southfield, Michigan 48034

MAP AND PARCEL:
MAP 64-04
GROUP
PARCEL 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Alvin D. Hale and wife, Jean Hale, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robbie Gale Turner, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 18-B on the Plan of the Zone Lot Division of Lot Division of Lots 11, 15 and 18, Lake Country, as of record in Book 5800, pages 301 through 304, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and detailed description of said lot.
>
> Being a part of the same property conveyed to Alvin D. Hale by deed from Peggy K. Hooper and husband, Clifford E. Hooper dated August 8, 1988, as of record in Book 7621, page 576, Register's Office for Davidson County, Tennessee. Jean Hale, wife of Alvin D. Hale, joins in this conveyance to transfer all rights she may have in the subject property.

This is improved property known as 4635 Woodview Circle, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 5800, page 304, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 5800, pages 301 through 304, said Register's Office, including a 30 foot minimum building setback line from Woodview Circle; a 5 foot by 25 foot utility anchor easement at the northeast corner; and a 10 foot easement for public utilities and drainage along the rear line of said lot.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alvin D. Hale and wife, Jean Hale, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 19th day of November, 1990.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 39,235.62.

Amy L. Coates
AFFIANT

Subscribed and sworn to before me
this 19th day of November, 1990.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any further or future liability associated with, the existing first mortgage indebtedness owed to Sterling Savings Bank, which mortgage indebtedness is evidenced by an instrument of record in Book 6210, page 719, Register's Office for Davidson County, Tennessee, which instrument is also the subject of that certain "Affidavit to Cancel Satisfaction of Deed of Trust", of record in Book 8243, page 524, said Register's Office.

The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance. Taxes for 1990 have been settled between the parties in escrow, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robbie Gale Turner, her heirs and assigns, forever; and we, Alvin D. Hale and wife, Jean Hale, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of November, 1990.

Alvin D. Hale

Jean Hale

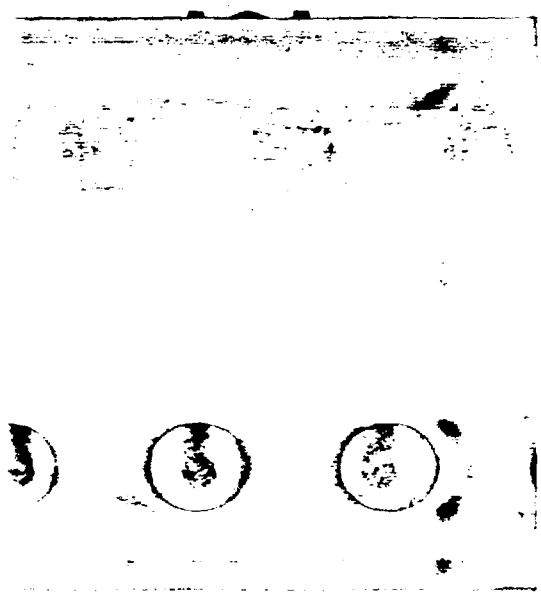
74931

IDENTIF. REFERENCE

Nov 27 8 33 AM '90

DAVIDSON COUNTY TN.

0163 11/27 0101 03CHECK 139.36



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 529

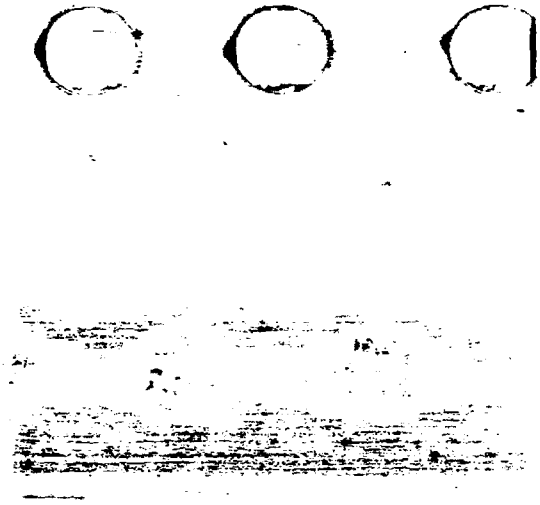
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 39235.62
CON TX 129.36
PRFEE 1.00
WDEED 9.00
TOTAL 139.36
CHECK 139.36

11/27/90 01 08:32 0001 0163

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



74931

IDENTIF. REFERENCE

Nov 27 8 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 376135