WARRANTY DEED

BOOK 9150 PAGE 454

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 83,076.00

Jane E. Chera
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF October 19 93

John V. Adams
Notary Public

MY COMMISSION EXPIRES: May 28, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John V. Adams, Atty., 2120 Crestmoor Road, Suite 2008, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H & R Realty Trust (NAME)	Countrywide Funding Corporation (NAME)	MAP 128-15-B
418 Post Creek Road (ADDRESS)	P.O.Box 10225 (ADDRESS)	PARCEL 418CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410-0225 (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, Patsy H. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H & R Realty Trust

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:

Land in Davidson County, Tennessee, being Unit 418 as shown on the Plan of Post House-Bellevue Condominium, Phase I of record in the Master Deed for Post House-Bellevue Condominium, Phase I in Book 6838, page 445; and referred to as Exhibit "C" found at pages 472, 473 and 474 to which plan reference is hereby made for a more complete description; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Patsy H. Turner by deed from Albert Allen Smith, III and wife, Karen K. Smith of record in Book 8469, page 803, said Register's Office.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, (b) Master Deed of record in Book 6838, page 445, as amended in Book 6846, page 811, Book 6846, page 816, Book 6846, page 821, Book 8044, page 195, Book 8047, page 867, Book 8101, page 562 and Book 8626, page 588, said Register's Office, and (c) the matters set forth on said plan.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 7590, page 20, said Register's Office (Loan No. 4261694, Countrywide Funding Corp.) according to the terms thereof, and Grantor hereby assigns to Grantees the escrow account in connection therewith.

Patsy S. Turner is married to Joel W. Turner, a resident of Virginia, who has never used the subject property as his principal residence. The said Patsy S. Turner is now a resident of Kentucky.

unimproved ( )
This is improved (X) property, known as 418 Post Creek Road, Nashville, TN 37221
(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 my hand this 26th day of October 19 93

Patsy H. Turner
Patsy H. Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patsy H. Turner

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 93

Commission expires May 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

7829 11/12 0101 03CHECK 316.47

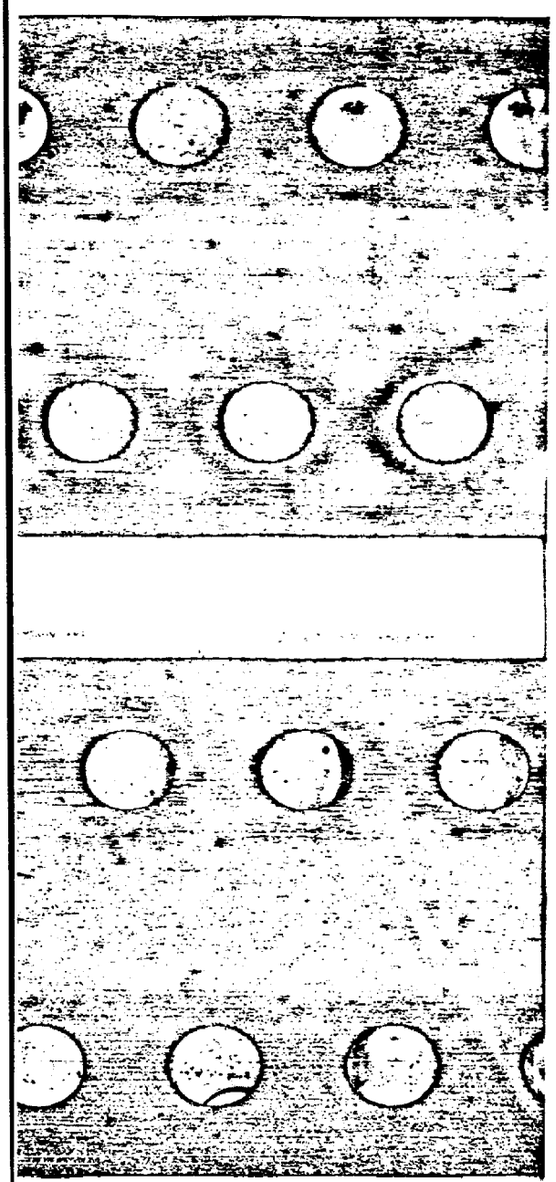
8524.1

IDENTIFICATION REFERENCE

93 NOV 12 PM 2:26

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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 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 83076.00
CON TX 307.47
PRFEE 1.00
WDEED 8.00
TOTAL 316.47
CHECK 316.47

11/12/93 01 14:26 0001 7829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85241
IDENTIF. & REFERENCE

93 NOV 12 PM 2:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.721618