BOOK 9372 PAGE 279

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

KEITH TURKETT AND WIFE,
DEBBIE TURKETT
6323 WILDWOOD VALLEY DRIVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
SAME

MAP/PARCEL NUMBER:

MAP 18-12, PARCEL 73

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00.

Keith Turkett
AFFIANT

Subscribed and sworn to me, this the day of JUNE, 1994.

Notary Public
My commission expires: 5-11-96

94 JUN -8 AM 9:16
FELIX E. ALLISTER
DAVIDSON COUNTY, TN.

58831
IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, C. DAVID PITZER, TRUSTEE, WITH POWER TO SELL, MORTGAGE OR CONVEY PROPERTY HEREINBELOW DESCRIBED WITHOUT JOINDER OF ANY BENEFICIARY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said KEITH TURKETT AND WIFE, DEBBIE TURKETT, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 680 NORTH MAIN STREET, GOODLETTSVILLE, TENNESSEE 37072 (AND ALSO KNOWN AS 103 FANNIN DRIVE, GOODLETTSVILLE, TN 37072).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this day of JUNE, 1994.

Trustee C.
DAVID PITZER, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. DAVID PITZER, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6TH day of JUNE, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on the plat of Mansker Heights Comm. Lots of record in Book 4675, page 117, Register's Office for said County, and reference is here made to said plat for a more complete description.

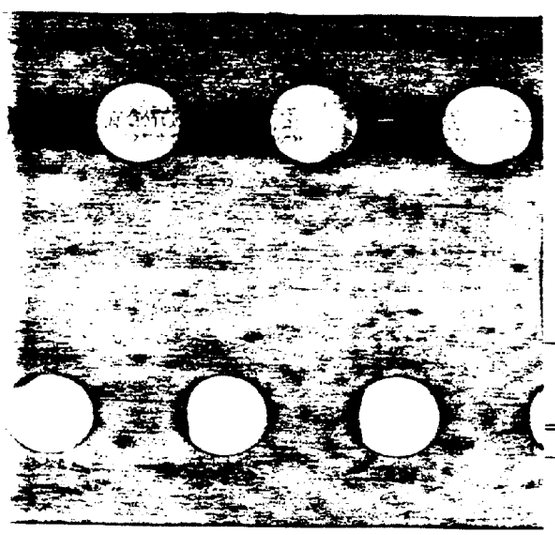
Being the same property conveyed to C. David Pitzer, Trustee, with power to sell, mortgage or convey property hereinbelow described without joinder of any beneficiary, by Warranty Deed from M. A. Borchert, d/b/a Borchert Investment Properties, of record in Book 5878, page 908, Register's Office for Davidson County, Tennessee.

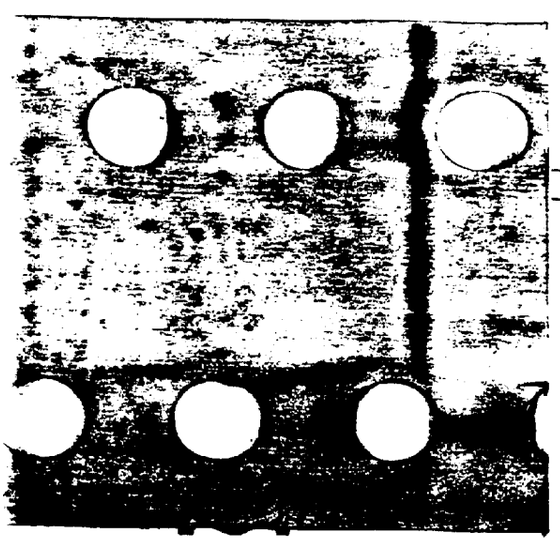
EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the plan of record in Book 4675, page 117, said Register's Office.

3700 06/08 0101 03CHECK 216.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9372 PAGE 282

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 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 216.50
				CHECK 216.50
			06/08/94 01	09:17 0001 3700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58831
IDENTIFICATION REFERENCE

94 JUN -8 AM 9:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 800463