[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Steve W. Turner]	CTX Mortgage Company	MAP and PARCEL
[Gail B. Turner]	Attn: Tax Dept.	
[13624 Old Hickory Blvd.]	5200 Maryland Way, Suite 108	182-172
[Antioch, TN 37013]	Brentwood, TN 37027	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Thomas C. Crosby and Helen B. Crosby, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Steve W. Turner and Gail B. Turner, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Tract I:
A tract of land in the 31st Councilmanic District, formerly the 5th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

Beginning at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, said iron pin being 1962.9 feet, plus or minus, east of Whittemore Lane; thence leaving said right-of-way, N 8 deg. 56' 23" E, 1135.10 ft. to an iron pin; thence S 89 deg. 56' 54" W, 184.51' to an iron pin; thence N 12 deg. 10' 31" E, 694.90' to an iron pin set in the center of an abandoned road bed; thence with said abandoned road S 80 deg. 27' 8" E, 637.29' to an iron pin set in the center of said road bed; thence S 6 deg. 44' 16" W and crossing a concrete monument at 161.09 feet and continuing on with a total distance of 687.86 feet to an existing concrete monument; thence S 6 deg. 45' 25" W, 396.46' to an existing iron pin; thence N 84 deg. 04' 29" W, 192.07' to an iron pin; thence N 85 deg. 58' 40" W, 187.93' to an iron pin; thence S 8 deg. 56' 23" W, 674.04' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way N 84 deg. 32' 03" W, 157.00' to the POINT OF BEGINNING, and containing 18.0 acres, more or less.

BEING the same property conveyed to Thomas C. Crosby and wife, Helen B. Crosby by deed from Patricia C. Smith and husband, Gene Horace Smith, of record in Book 7675, Page 690, Register's Office, Davidson County, Tennessee. The said Thomas C. Crosby and wife, Helen B. Crosby then quitclaimed their interests in said property to Harold Reeves, Trustee, by quitclaim deed appearing of record in Book 7780, Page 552, said Register's Office. Harold Reeves, Trustee, then quitclaimed his interests in said property to Thomas C. Crosby and wife, Helen B. Crosby, and Thelma P. Crosby, a one-third (1/3) interest each by quitclaim deed appearing of record in Book 7780, Page 552, said Register's Office. The said Thelma P. Crosby died testate on October 25, 1991, and by the terms of her Last Will and Testament appearing of record in Will Book 177, Page 493, Probate Clerk's Office for Davidson County, Tennessee, devised her interests in said property to Thomas C. Crosby. See also Executor's Deed appearing of record in Book 8547, Page 178, said Register's Office.

Tract II:
A tract of land in the 31st Councilmanic District, formerly the 5th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Robert J. Morris, September 17, 1988, as follows:

BEGINNING at an iron pin set in the northerly right-of-way of Old Hickory Boulevard, same being a common corner with the Patricia D. Griffith property; thence leaving said right-of-way N 9 degrees 17' 12" E, 842.35' to an iron pin; thence N 12 degrees 10' 31" E, 270.10' to an iron pin; thence N 89 degrees 56' 54" E, 184.51' to an iron pin; thence S 8 degrees 56' 23" W, 1135.10' to an iron pin set in the northerly right-of-way of Old Hickory Boulevard; thence with said right-of-way two calls: N 84 degrees 32' 03" W, 128.59' to iron pin; thence N 79 degrees 28' 40" W, 74.26' to the POINT OF BEGINNING, and containing 5.1 acres, more or less.

BEING the same property conveyed to Thomas C. Crosby and wife, Helen B. Crosby by deed from Gene Horace Smith and wife, Patricia C. Smith of record in Book 7792, Page 900, Register's Office, Davidson County, Tennessee.

This is property with a common address of 13624 Old Hickory Blvd., Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Rollback Taxes, which taxes the grantors agree to pay when due.

Property conveyed "AS IS".

[STATE OF TENNESSEE]
[COUNTY OF Williamson]
[The actual consideration or value, whichever is greater for this]
[transfer is $500,000.00]
[ ]
[Affiant]
[ ]
[Subscribed and sworn before me this 31st day of October, 1994.]
[ ]
[My Commission Expires: 5/23/98 Notary Public]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **October, 1994.**

Thomas C. Crosby

Helen B. Crosby

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9510 PG 484

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Thomas C. Crosby and Helen B. Crosby, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **31st** day of **October, 1994.**

Notary Public
My Commission Expires: 5/23/98

File No. 9410-376

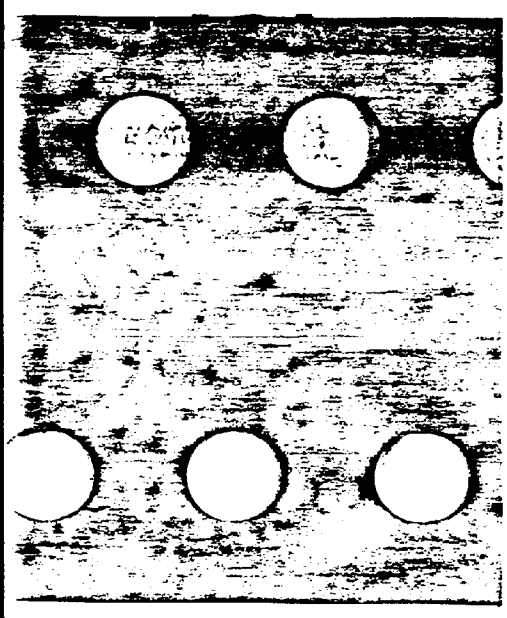
05637

IDENTIF. → REFERENCE

94 NOV -3 AM 9:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4251 11/03 0101 03CHECK 1863.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

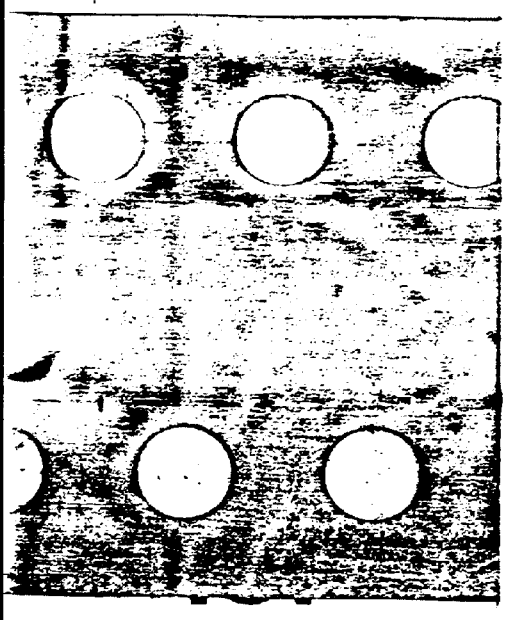
RECEIVED OF _____

FOR _____

BOOK 9510 PG 485

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 500000.00
CON TX 1850.00
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00
MDEED 12.00
TOTAL 1863.00
CHECK 1863.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/94 01 09:36 0001 4251

05637
IDENTIF. ↑ REFERENCE

94 NOV -3 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850540