THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***126,900.00.

Affiant

Subscribed and sworn to before me this 29th day of March, 1999.

Notary Public

My Commission Expires: 8/6/99

ADDRESS OF NEW OWNER

ROY M. TURVAVILLE
2221 Blair Boulevard
Nashville, Tennessee 37212

SEND TAX BILLS TO

FIRST TRUST MORTGAGE
P. O. BOX 17257
MEMPHIS, TN 38187-0257

MAP & PARCEL NOS.

MAP 104-15
PARCEL 168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SIX THOUSAND NINE HUNDRED AND 00/100 ($***126,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, SHERYL J. PETTITT, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROY M. TURVAVILLE and wife, ERIKA P. TURVAVILLE, 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:

BEING the east 50.0 feet of the west 76 1/4 feet of Lot No. 99 on the Map of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50.0 feet on the southerly side of Blair Boulevard and runs back between parallel lines 159.0 feet, more or less, to a dead line.

BEING the same property conveyed to Sheryl J. Pettitt, unmarried, by deed from Michael S. Phillips and wife, Brenda N. Phillips, of record Book 8758, page 934, Register's Office for Davidson County, Tennessee.

This is improved property known as 2221 Blair Boulevard, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Map of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of March, 1995.

Sheryl J. Pettitt by Mark Deutschmann
her Atty. in Fact

SHERYL J. PETTITT

3311 04/06 0101 03CHECK 478.53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK DEUTSCHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SHERYL J. PETTITT, and acknowledged that he executed the same as the free act and deed of the said SHERYL J. PETTITT.

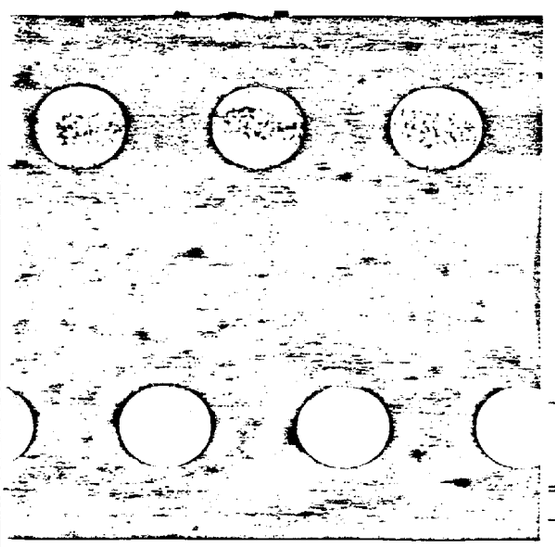
WITNESS my hand and seal this 29th day of March, 1995.

Brenda R. Lehman
Notary Public

BRENDA R. LEHMAN NOTARY PUBLIC LARGE WILLIAMSON CO. TENN.

My Commission Expires:

3/6/99



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

RECEIVED OF _____

FOR _____

BOOK 9639 PG 308

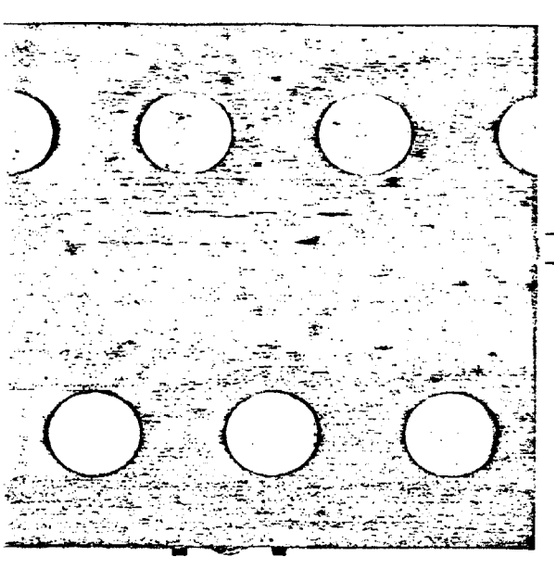
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 126900.00
CON TX 469.53
PRFEE 1.00
MDEED 8.00
TOTAL 478.53
CHECK 478.53

04/06/95 01 11:12:00:01 8321

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



49239
IDENTIFICATION REFERENCE

95 APR -6 AM 11:13

REGISTER
DAVIDSON COUNTY, TN.

No. 897839