WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,950.00

Bruce B. Karcher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 96

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce B. Karcher (NAME)	Franklin American Mortgage (NAME)	MAP 161-00-0
646 McMurray Drive (ADDRESS)	214 Overlook Court Suite #150 (ADDRESS)	PARCEL 012.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Gary B. Turner and wife, Delia A. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce B. Karcher and wife, Christine O. Karcher

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 Part of Lot No. 4 on the Plan of the Division of the land of Josh Rains, Jr., deceased, of record in Minute Book 1, page 495, County Court of Davidson County, Tennessee, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated November 20, 1963, as follows:

Beginning at a point in the center of McMurray Drive and an old road; thence north 0 degrees 36 minutes east along the center line of said road 470.7 feet to an iron pin, the southwest corner of the property conveyed to Hershel E. Sharp and wife, by deed from Jack Bradford, Sr., and wife, of record in Book 3670, page 37, Register's Office of said County; thence 68 degrees east with the southerly line of said Sharp property 229.6 feet to a point in the center of McMurray Drive; thence southwesterly along the center line of McMurray Drive 441.0 feet to the point of the beginning.

Being the same property conveyed to Gary B. Turner and wife, Delia B. Turner by deed from Mark R. Bosler and wife Linda K. Bosler of record in Book 9123, page 92, Register's Office, Davidson County, Tennessee.

unimproved ( )
is is improved (X) property, known as 646 McMurray Drive, Nashville, Tennessee 37211
(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 our hand s this 30th day of April 19 96

Gary B. Turner

A.

BOOK 10045 PG 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary B. Turner and wife, Delia A. Turner

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 30th day of April, 19 96.

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

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

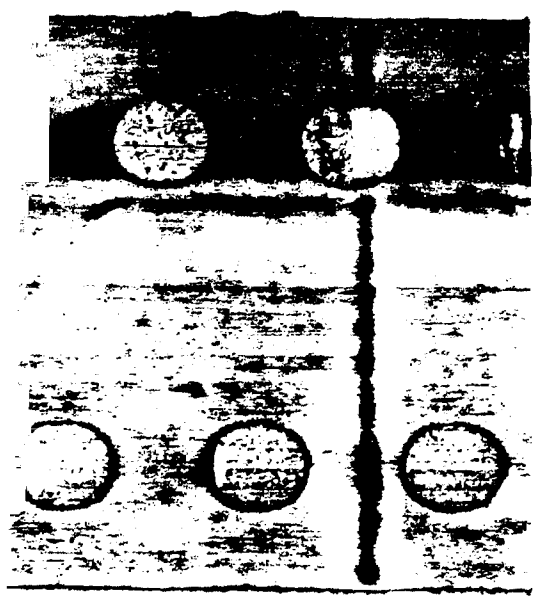
IDENTIF. ↑ REFERENCE

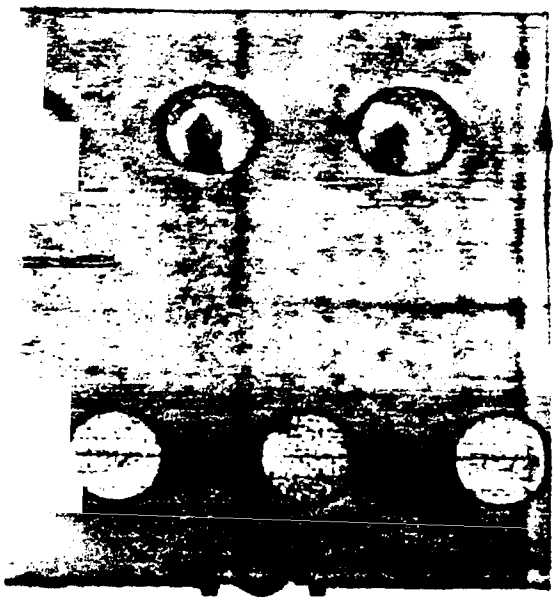
96 MAY -9 AM 8:49

LIA G. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1564 05/09 0101 03CHECK

508.32





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 10045 PG 222

RECEIVED OF _____

FOR _____

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 134950.00
CON TX 499.32
PRFEE 1.00
WREED 8.00
TOTAL 508.32
CHECK 508.32

05/09/96 01 08:50 0001 9864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180175
IDENTIF. ↑ REFERENCE

96 MAY -9 AM 8:49

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1037858