STATE OF TENNESSEE
COUNTY OF Davidson 6905

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Perry R. Ferraro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 96.

Evelyn D. Strong
Notary Public

MY COMMISSION EXPIRES: 11-30-96

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Perry R. Ferraro	Norwest Mortgage, Inc.	96-6-168
(NAME)	(NAME)	
2921 Susan Drive	P. O. Box 5137	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Des Moines, IA 50306-5137	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, James O. Turner, Jr., ~~unmarried~~ and wife, Martina J. Turner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Perry R. Ferraro, unmarried

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 Lot No. 51 on the Map of Section II, Cloverhill Subdivision, of record in Book 2133, page 46, Register's Office for said County.

Said Lot No. 51 front 65 feet on the northerly side of Susan Drive and runs back 170.2 feet on the westerly side and 171.6 feet on the easterly side to a dead line, which is a broken line, measuring 65.3 feet thereon.

BEING the same property conveyed to James O. Turner, unmarried by deed from Shirley L. Nicholson, unmarried, filed of record in Book 10018, page 398, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2921 Susan Drive, Nashville, TN

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 his hand this 14th day of June, 19 96.

James O. Turner, Jr.

Martina J. Turner

BOOK 10090 PG 935

6905

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

James O. Turner, Jr. and wife, Martina J. 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 Nashville Tennessee, this 14th day of June, 1996.

My commission expires 11-30-96

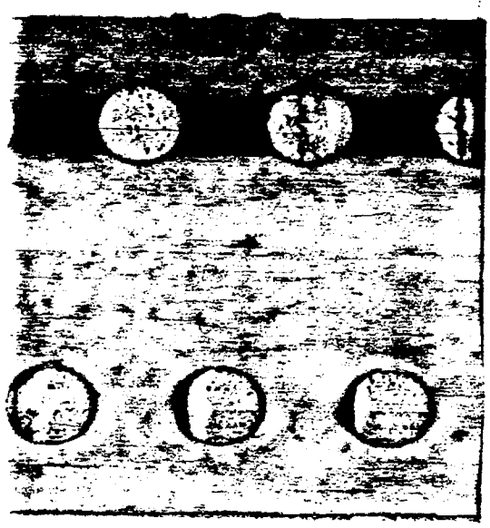
Notary Public

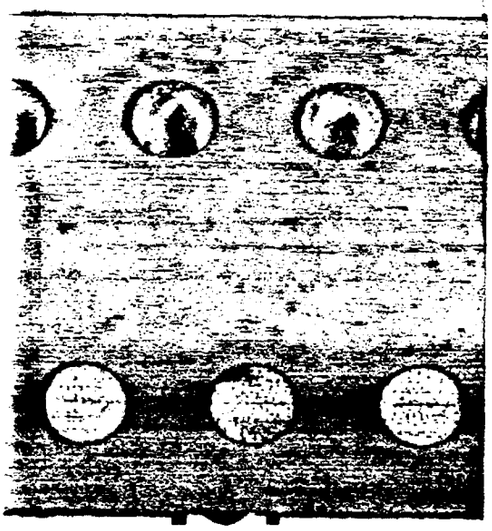
0194236
IDENTIFICATION REFERENCE

96 JUN 19 AM 8:45
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

5122 06/19 0101 03CHECK 236.55

2





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

RECEIVED OF _____

FOR _____ BOOK 10090 PG 936

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 61500.00
				CON TX 227.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 236.55
				CHECK 236.55
			06/19/96 01	08:46 0001 5122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194236
IDENTIFICATION REFERENCE

96 JUN 19 AM 11:45

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

No. 1052922