PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38005
Dav. Co. File: Box 8

BOOK 10120 PG 796

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Frederick Turner, Jr. Barbara Bird Turner 345 Saint Andrews Drive Franklin, TN 37069	SAME

TAX MAP-PARCEL NUMBERS: 116-2-B-61 08DZ 78394

98 JUL 15 11:10:16

IDENTIF. & REFERENCE

02034175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. G. Hill Realty Company**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Frederick Turner, Jr. and spouse, Barbara Bird Turner,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A tract or parcel of land located in the First Civil District of Davidson County, Tennessee, being **Lot No. 66** on the Final Plat of **Hill Place,** of record in Plat Book 7900, Page 913 and Pages 923-932 **(at Page 928),** as amended by Surveyor's Certificates of Correction, of record in Book 9854, Page 235 and Book 10058, page 112, and further amended in Book 10058, Page 105, all in the Register's Office for Davidson County, Tennessee, to which Plat and amendment reference is hereby made for complete details of description.

Being a part of the same properties conveyed to H. G. Hill Realty Company by deeds from: M. L. Fletcher, of record in Book 904, Page 384; H. G. Hill and Mrs. H. G. Hill, of record in Book 731, Page 542; Horace G. Hill, Jr. and Mrs. Horace G. Hill, Jr., of record in Book 6431, Page 100; and May Buntin Hill, of record in Book 9587, Page 573; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all provisions of the Declaration of Protective Covenants, Conditions & Restrictions for Hill Place as of record in Book 9645, Page 85, as amended in Book 9658, Page 19, said Register's Office, to all matters shown on the referenced subdivision Plat.

This is unimproved property, known as: Lot No. 66, Hill Place; 5021 Hill Place Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has caused this instrument to be executed by its duly authorized officer this 10th day of July, 1996.

H. G. Hill Realty Company, Grantor

By: John B. Hardcastle PRESIDENT

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared John B. Hardcastle _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of **H. G. Hill Realty Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of July, 1996.

Notary Public

My Commission Expires: 5-23-98

State of Tennessee
County of Davidson

5:19 07/15 0101 03CHECK 1211.50

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 325000.00

Affiant

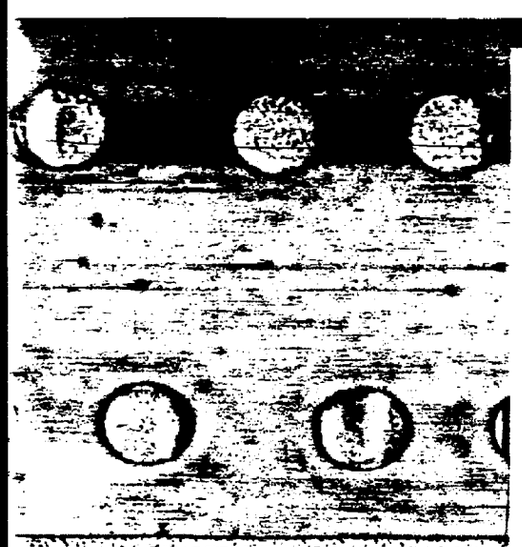
Sworn and subscribed before me, the undersigned official, on the 11th day of July, 1996.

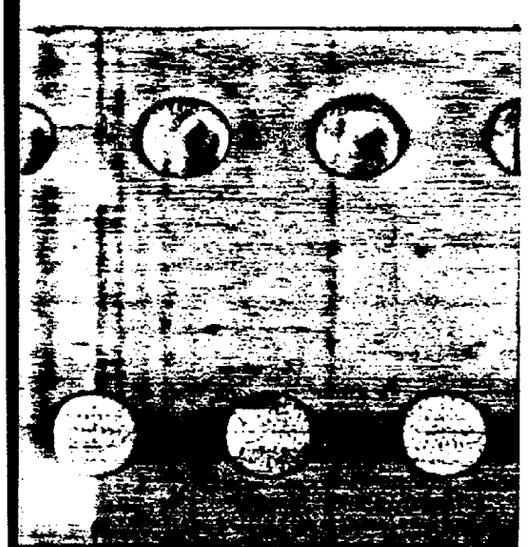
Notary Public

My Commission Expires: _____

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXP. 5-28-2000





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

RECEIVED OF _____

FOR _____

BOOK 10120 PG 798

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	
				325000.00
			CON TX	1202.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1211.50
			CHECK	1211.50
07/15/96	01		10:49 0001	5119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0203475
IDENTIF. # REFERENCE

96 JUL 15 AM 10:45

REGISTER
DAVIDSON CO., TN.

No. 1062798