0209946 Box 1071 10988-1

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38002
Dav. Co. File: Box 8

96 AUG -1 PM 2:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10141 PG 903

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alan S. Hilibrand Gittel Hilibrand 71 Wyn Oak Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-14-G-072 07DA 92917

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 **Edward A. Turner and spouse, Julie R. Turner,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan S. Hilibrand and spouse, Gittel Hilibrand,** 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:**

LAND in Davidson County, Tennessee, being Lot No. 81 on the plan of Whitworth Phase I, of record in Book 7900, pages 140 through 145, said Register's Office.

SAID Lot No. 81 fronts 60 feet on the northeasterly margin of Wyn Oak and extends back 94.22 feet on the northwesterly line and 99.88 feet on the southeasterly line to a dead line in the rear, along the southwesterly margin of Elmington Avenue, measuring 60.28 feet thereon.

BEING the same property conveyed to Edward A. Turner and spouse, Julie R. Turner, by deed from Rochford Realty and Construction Co., Inc., a corporation, of record in Book 9791, page 504, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 8026, Page 305, Book 8047, Page 243 and Book 8282, Page 45, said Register's Office, and to the matters set forth in the referenced Plan of record, and a 10-foot Nashville Electric Service underground easement along the rear line of said lot.

This is improved property, known as: 71 Wyn Oak, 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 heirs 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.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1996.

Edward A. Turner | **Julie R. Turner**

State of Tennessee
County of Davidson

On this 30th day of July, 1996, before me the undersigned authority, personally appeared **Edward A. Turner** and **Julie R. Turner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340000.00

Affiant

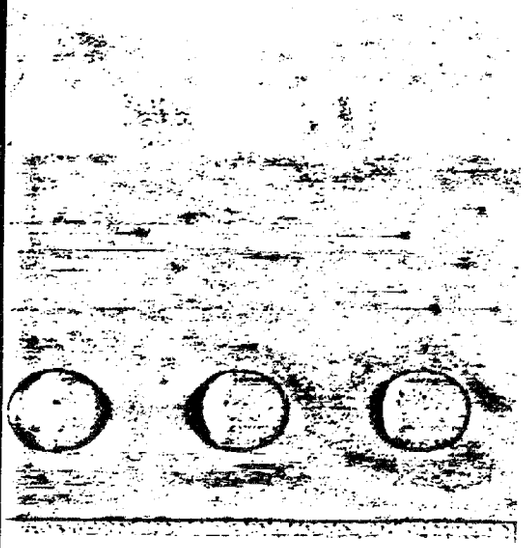
Sworn and subscribed before me on the 30th day of July, 1996.

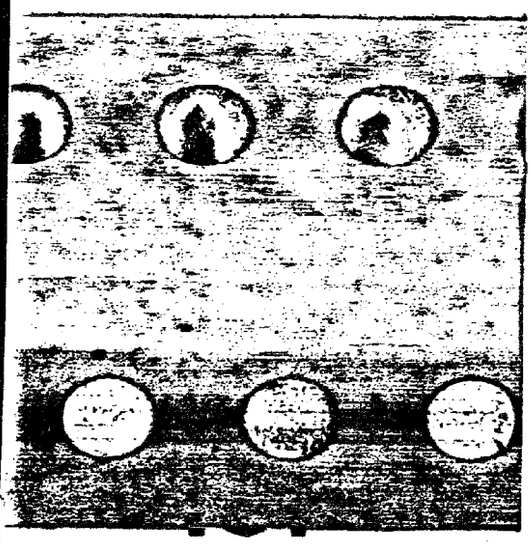
JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7/24/97

2082 08/01 0101 03CHECK 1267.0





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

RECEIVED OF _____

FOR _____

BOOK 10141 PG 905

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	
				340000.00
			CON TX	1258.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1267.00
			CHECK	1267.00
08/01/96	01		14:42 0001	2082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209946 IDENTIF. # REFERENCE

96 AUG -1 PM 2:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069665