LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Brenn R. Sinks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/15/97

Notary Public

MY COMMISSION EXPIRES: October 9, 1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brenn R. Sinks	Countrywide Home Loans, Inc.	149-4-126
(NAME) 268 Sailboat Dr.	(NAME) 155 North Lake Avenue	BOOK 10424 PG 696
(ADDRESS) Nashville, TN 37217	(ADDRESS) Pasadena, CA 91109	
(CITY) (STATE) (ZIP)	(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, SHEILAH K. TURNER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENN R. SINKS AND WIFE VIRGINIA L. SINKS , 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. 316 on the Resubdivision of Lot 316 Edge-O-Lake Estates Section 7 of record in Plat Book 4060 Page 5, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Sheilah K. Turner, unmarried by deed of record in Book 5561, Page 905, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Sheilah K. Turner by Scott H. Turner as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10424, Page 695, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 268 Sailboat Dr., Nashville, TN 37217
(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 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 my/our hand(s) this 15th day of April, 1997.

Sheilah K. Turner
By: Scott H. Turner, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of April, 1997 before me personally appeared Scott H. Turner, the person who executed the foregoing instrument on behalf of Sheilah K. Turner, and acknowledged that he executed the same as the free act and deed of the said Sheilah K. Turner, through Power of Attorney granted him, by the said Sheilah K. Turner.

Witness my hand and official seal at Antioch , Tennessee this 15th day of April, 1997

Commission expires: October 9, 1999

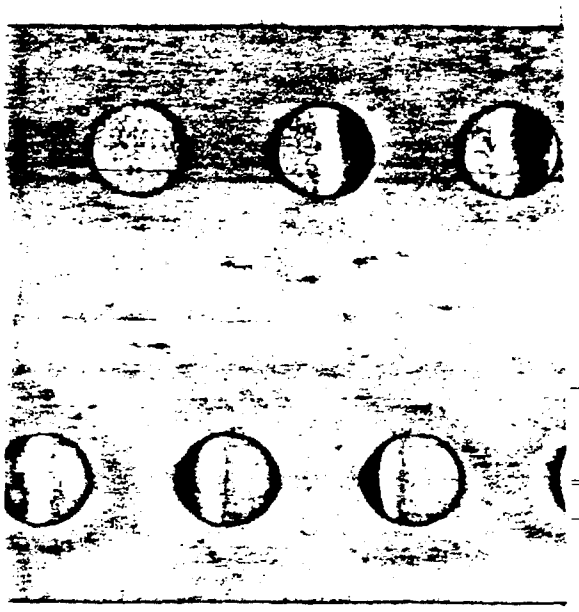
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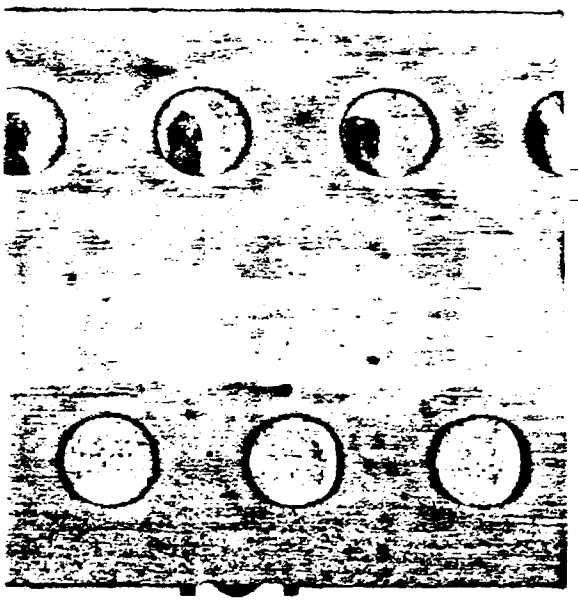
My Commission Expires Oct. 9, 1999

Lori Holloway
Notary Public

97 APR 17 PM 1:15

12967140





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10424 PG 697

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 111000.00
CON TX 410.70
PRFEE 1.00
WDEED 8.00
TOTAL 419.70
CHECK 419.70

04/22/97 01 13:13 0001 2052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296740
IDENTIF. & REFERENCE

97 APR 22 PM 1:16

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1142183