This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10442 PG 731

ADDRESS NEW OWNER:
Dawn Renee Turner
279 Glenstone Circle
Brentwood, Tennessee 37027

SEND TAX BILL:
To mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
P. O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:

MAP	171-2
GROUP	A
PARCEL	57.00CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. Kent Austin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Dawn Renee Turner, unmarried, hereinafter called the Grantee, her 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 Unit No. 57 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4, as amended in Book 6900, page 329, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to R. Kent Austin, unmarried, by deed from Radnor Homes, Inc., of record in Book 8018, page 190, Register's Office for Davidson County, Tennessee.

This is improved property known as 279 Glenstone Circle, Unit No. 57, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dawn Renee Turner, unmarried, her heirs and assigns, forever; and I, R. Kent Austin, married, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*~~Shelly~~ Shelley Austin, wife of R. Kent Austin, hereby joins in this conveyance to transfer all her right, title, and interest in said property, marital or otherwise.

Witness our hands this the 30th day of April, 1997.

R. Kent Austin

~~Shelly~~ Shelley Austin

IDENT... ...ICE

...-5 PM 2:41

...DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10442 PG 732

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named R. Kent Austin and wife, Shelly Austin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of April, 1997.

Robert M. Loffi
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: September 23, 2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 112,000.00.

Dawn Renee Turner
AFFIANT

Subscribed and sworn to before me this 30th day of April, 1997.

Robert M. Loffi
NOTARY PUBLIC Robert M. Loffi

My Commission Expires: September 23, 2000

7317 05/05 0101 03CHECK 423.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10442 PG 733

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 112000.00

CON TX 414.00

PRFEE 1.00

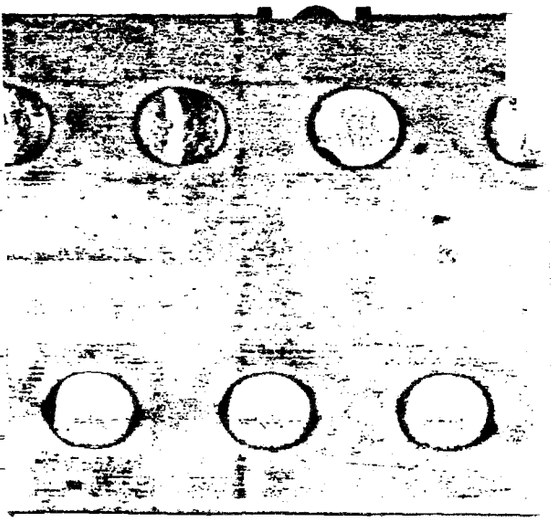
WDEED 8.00

TOTAL 423.00

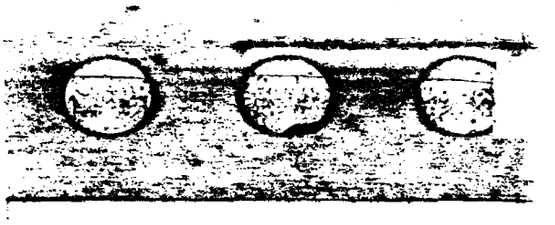
CHECK 423.00

05/05/97 01 14:44 0001 7317

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK







03015563

IDENTIFICATION/REFERENCE

97 MAY -5 PM 2:41

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No.1147387