THIS INSTRUMENT PREPARED BY:
MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 10454 PG 603

0305039
IDENTIFICATION REFERENCE
97 MAY 15 AM 8:17
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***27,563.58.

Daniel J. Turner
Affiant

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 14th day of May, 1997.

Notary Public

My Commission Expires: 11-22-97

1175 05/15 0101 03CHECK 110.99

ADDRESS OF NEW OWNER
DANIEL J. TURNER
1302 Stainback Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO
SAME

MAP & PARCEL NOS.
MAP 71-15
PARCEL 208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SEVEN THOUSAND FIVE HUNDRED SIXTY THREE AND 58/100 ($***27,563.58) DOLLARS,

(a) of which TWENTY SEVEN THOUSAND FIVE HUNDRED SIXTY THREE AND 58/100 ($***27,563.58) DOLLARS, Grantee (by his signature below) has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $28,000.00, payable to David C. Watkins and Geneva Watkins and secured by Deed of Trust of record in Book 9487, page 690, Register's Office for Davidson County, Tennessee,

I, DONALD E. FLEET, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DANIEL J. TURNER, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot Nos. 119 and 120 on the plan of the Highland Land Company's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

SAID Lot Nos. 119 and 120 adjoin and front together 50.0 feet on the westerly margin of Stainback Avenue and run back between parallel lines 175.0 feet to an alley.

BEING the same property conveyed to Donald E. Fleet, unmarried, by deed from David C. Watkins and wife, Geneva Watkins, of record in Book 9487, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 1302 Stainback Avenue, Nashville, Tennessee 37206.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Highland land Company's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 13th day of May, 1997.

Donald E. Fleet
DONALD E. FLEET

Daniel J. Turner
DANIEL J. TURNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD E. FLEET and DANIEL J. TURNER, 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 instrument for the purposes therein contained.

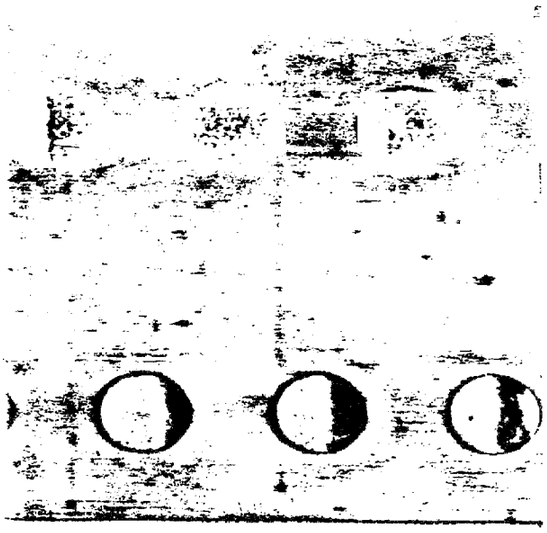
WITNESS my hand and seal this 13th day of May, 1997.

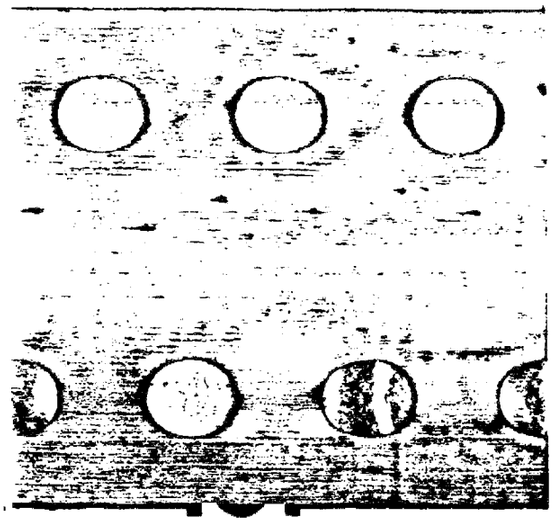
Notary Public

MITCHELL A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

11-22-97





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

RECEIVED OF _____

FOR _____

BOOK 10454 PG 605

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 27563.58
CON TX 101.99
PRFEE 1.00
WDEED 8.00
TOTAL 110.99
CHECK 110.99

05/15/97 01 08:22 0001 1175

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305039
IDENTIF. # REFERENCE

97 MAY 15 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1151198