BOOK 10734 PG 759 26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Donna Kepple	[CTX Mortgage Company	[ ]
[2040 Graybar Lane	[P.O. Box 199077	[Map 117-11D]
[Nashville, Tennessee 37203	[Dallas, TX 75219-9077	[Parcel 20.00]

[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 97-12-4720]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Charles H. Manners and wife, Frances Manners, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Donna Kepple, unmarried, (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land **in Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2040 on the Plan of Turnberry Square Condominiums, established by Exhibit "D" to the Master Deed, of record in Book 6686, page 186, Register's Office for Davidson County, Tennessee, which Master Deed and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Charles H. Manners and wife, Frances Manners by Warranty Deed from Earl Wayne Powell, Jr., a single person of record in Book 9539, page 507, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements, restrictive covenants and Master Deed of record in Book 6686, page 186 as amended in Book 6814, page 165, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2040 Graybar Lane, Nashville, Tennessee, 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON

[The actual consideration or value, whichever is greater for [this transfer is $135,000.00.

Donna Kepple
Affiant

[Subscribed and sworn to before me this [23rd day of December, 1997.

Notary Public

[My Commission Expires: 1-24-98

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

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of December, 1997.

Charles H. Manners
Charles H. Manners

Frances Manners
Frances Manners

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 bargainors, Charles H. Manners and wife, Frances Manners with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 23rd of December, 1997.

NOTARY PUBLIC

My Commission Expires: 1-24-99

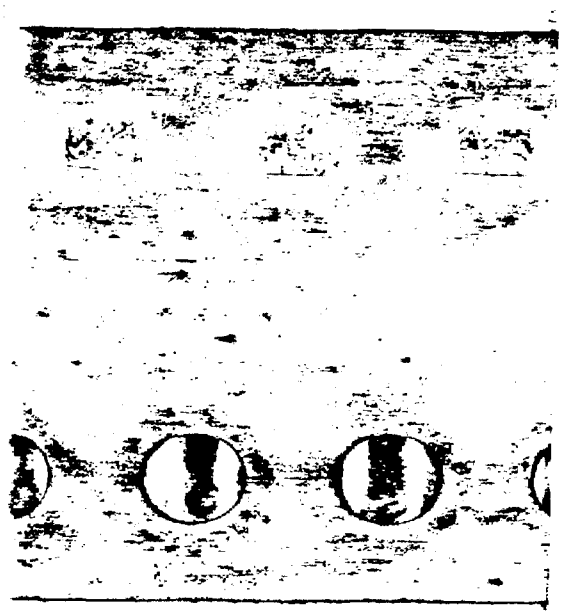
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1303772

97 DEC 29 AM 9:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5154 12/29 0101 03CHECK 508.50



OFFICIAL RECEIPT

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

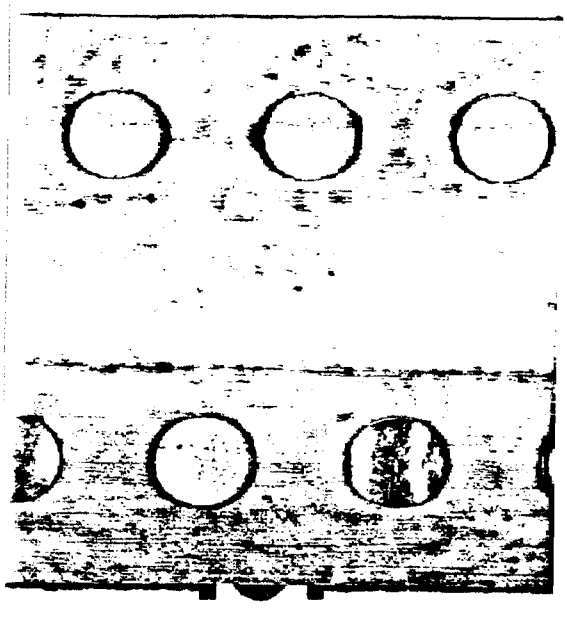
RECEIVED OF _____

FOR _____

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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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

12/29/97 01 09:46 0001 5154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03333772

97 DEC 29 AM 9:46

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1235866