PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Billy L. Turner and wife, Barbara K. Turner 2215 Pennington Bend Road Nashville, TN 37214	Same	Pt. of 39/156

mail

BOOK 10946 PG 868

WARRANTY DEED

For and in consideration of the sum of **SEVENTY-FIVE THOUSAND ($75,000.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES E. BROWN, an unmarried person,** have bargained and sold, and by these presents do transfer and convey unto the said **BILLY L. TURNER AND WIFE, BARBARA K. TURNER**, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

Beginning at an iron pin in the northerly boundary of Old Hickory Boulevard, said point being 0.5 miles to the intersection with Whites Creek Pike; thence, North 21 deg. 13 min. 09 sec. East 838.30 feet to an existing iron pin; thence, North 58 deg. 35 min. 44 sec. West 99.54 feet to an existing iron pin; thence, North 21 deg. 17 min. 56 sec. East 378.80 feet to an existing iron pin; thence, South 64 deg. 14 min. 06 sec. East 59.77 feet to an existing iron pin; thence, South 17 deg. 13 min. 06 sec. East 250.02 feet to an existing iron pin; thence, South 43 deg. 20 min. 01 sec. East 179.21 feet to an existing iron pin; thence, South 28 deg. 35 min. 05 sec. West 992.46 feet to the northerly margin of Old Hickory Boulevard; thence, with the margin of said roadway North 58 deg. 39 min. 57 sec. West 154.57 feet to the point of beginning, containing 6.220 acres, more or less by survey of Thomas H. Alley, R.L.S. No. 922, dated April 11, 1997.

Being a portion of the same property conveyed to James E. Brown by deed of record at Deed Book 7500, Page 869, Register's Office for Davidson County, Tennessee.

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 and 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.

Whenever 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 our hands this 26 day of May, 1998.

James E. Brown

JAMES E. BROWN

2160 05/27 0101 03CHECK

04424 40
IDENTIF. & REFERENCE

98 MAY 27 PM 12:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Brown, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 26th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 6/27/2001

BOOK 10946 PG 869

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $75,000.00.

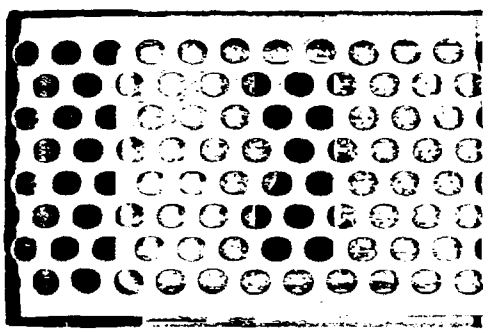
This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 26th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 6/27/2001



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

RECEIVED OF _____

FOR _____

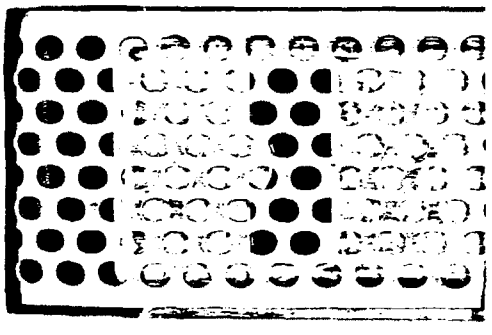
BOOK 10946 PG 870

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 75000.00
CON TX 277.50
PRFEE 1.00
MDEED 8.00
TOTAL 286.50
CHECK 286.50
05/27/98 01 10:16 0001 2110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



044240
IDENTIF. ↑ REFERENCE
98 MAY 27 PM 12: 14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298071