BOOK 10959 PG 642

WARRANTY DEED

This instrument was prepared by:
Gary S. Rubenstein, Esq.
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Edna P. Fitzgerald and Lyndon L. Hamilton 1826 Jefferson Street Nashville, TN 37208	805 Fairwin Ave. Nashville, TN 37216	Map 92-3 Parcel 25 2W 23720

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Edna P. Fitzgerald
Affiant

SWORN TO AND SUBSCRIBED before me this the 27th of May, 1998.

Shawn D. Craddock
Notary Public

My Commission Expires:

1-20-99

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Antonio C. Turner, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Edna P. Fitzgerald and Lyndon L. Hamilton, hereinafter referred to as Grantees, their successors 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, described as follows:

Being Lot No. 5 on the Plan of J.L. Brown Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee. Included in the above, but excluded therefrom is that part of the conveyed property condemned by the State of Tennessee, of record in Book 4318, page 727, as follows:

Beginning at a point in the southerly margin of an alley said point being the common corner between Lots Nos. 5 and 6, on the Plan of J.L. Brown's Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the southerly margin of an alley and the northerly boundary of said Lot No. 5, north 81°03'17" east 50 feet to the common corner between Lots Nos. 4 and 5 of the above mentioned subdivision; thence with the common line between said Lots Nos. 4 and 5 south 17°18'37" east 66.69 feet to a point; thence south 71°03'58" west 50 feet to a point in the common line between said Lots Nos. 5 and 6; thence with the common line between said Lots Nos. 5 and 6, north 17°48'37" west 66.67 feet to the point of beginning.

Being the same property conveyed to Antonio C. Turner by Deed from Wallace Cartright of record in Book 9315, page 755, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Lack of direct access to controlled access highway; all rights of ingress and egress to, from and across the same and to and from abutting lands having been conveyed to the State of Tennessee, by deed of record in Book 4318, page 727, Register's Office for Davidson County, Tennessee, the same having been noted in the deed of conveyance of record in Book 7677, page 137, said Register's Office.

The above described premises is not the place of usual residence of the Grantor herein.

Subject to taxes for the year 1998.

This is improved property, known as 1826 Jefferson Street, Nashville, TN 37208.

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 successors and assigns forever, and the said Grantor covenant with the said Grantees that they 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 above mentioned, and taxes for the year 1998 which the Grantees herein assume and agree to pay.

AND the said Grantor further covenant and bind himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 27th day of May, 1998.

Antonio C. Turner

93 JUN 3 PM 12:24

0445496

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 Antonio C. Turner, 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 Nashville, Tennessee, on this the 27th day of May, 1998.

Notary Public

My Commission Expires: 1-20-99

gsr/real/turner.wd/2602-309

5368 06/03 0101 03CHECK 545.5

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10959 PG 644

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 145000.00

CON TX 536.50

PRFEE 1.00

WDEED 8.00

TOTAL 545.50

CHECK 545.50

06/03/98 01 12:26 0001 5368

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0445496

IDENTIFICATION REFERENCE

93 JUN -3 PM 12:24

No. 1321292