SPECIAL WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills to:	Map and Parcel Nos.
E. MARK TURNER 109 Hatfield Lane Mt. Juliet, TN 37122	Same as New Owner 109 Hatfield Lane Mt. Juliet, TN 37122	83-13-189.00

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **EMPIRE MORTGAGE LIMITED PARTNERSHIP**, ("Grantor"), has bargained and sold, and hereby transfers and conveys to **E. MARK TURNER** ("Grantee"), his successors, heirs and assigns, certain land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the property with all appurtenances, estate, title and interest thereto belonging to Grantee, his successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Property taxes for 1998; and all restrictions, easements, setback lines, conditions, if any, as may be set forth on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, his successors, heirs, and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this the 2 day of DECEMBER, 1998.

EMPIRE MORTGAGE LIMITED PARTNERSHIP

By: Charles A Zoet
TITLE President Empire Mortgage Inc.

By: [signature]
TITLE Assistant Secretary

0522266
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 1:55
[illegible] REGISTER
DAVIDSON COUNTY, TN.

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF MARYLAND
COUNTY OF Baltimore

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Charles M. Lott and Kelly Lein with whom I am personally acquainted and who upon ____ oath(s) acknowledged themselves to be the President and Assistant Secretary respectively of the **EMPIRE MORTGAGE LIMITED PARTNERSHIP,** the within named bargainor, a corporation, and that Charles M. Lott as such President and Kelly Lein as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles M. Lott as such President, and attesting the same by the said Kelly Lein as such Assistant Secretary.

Witness my hand and official seal at office at Baltimore, Maryland, on this the 2 day of December, 1998.

Notary Public

My Commission Expires: 10/3/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00.

Affiant (E. Mark Turner)

Subscribed and sworn to before me this 7th day of December, 1998.

Notary Public

My Commission Expires: My Commission Expires MAR. 23, 2002

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 23 200

Return to THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
223 MADISON STREET, S. 102
MADISON, TN 37115

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EXHIBIT "A"

Land in DAVIDSON County, Tennessee, being Lot No. 162 on the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Empire Mortgage Limited Partnership, by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, of record in Book 11068, Page 997, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY ALSO KNOWN AS 1212 BOSCOBEL STREET, NASHVILLE, TENNESSEE 37206.

7298 12/08 0101 03CHECK 153.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11242 PAGE 333

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 37500.00
				CON TX 138.75
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 153.75
				CHECK 153.75
		12/08/98	01	13:56 0001 7298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522266
IDENTIF. ↑ REFERENCE

98 DEC -8 PM 1:55
...LL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1382285