DP2:TPTBK00102 01/03/85

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6467 PAGE 674

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Elizabeth Quinn 6666 Brookmont Terrace Apt. 919 Nashville, Tn. 37205	Same	131-3C-177

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Monson H. Hayes, Jr. and wife, Anna T. Hayes ("Grantor"), have bargained and sold, and by these presents do tranfer and convey unto Elizabeth Quinn, a widow ("Grantee"), her heirs, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Building site No. 177 on the Plan of Arden Place, Section VI, as of record in Book 4955, page 69, said Register's Office, reference to which Plat is hereby made for a more complete and accurate description of said property, together with one membership in Arden Place Homeowner's Association Inc., a not-for-profit corporation of the State of Tennessee and all obligations and privleges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Grantor by deed of record Book 5416, page 284, said Register's Office.

Said property is unencumbered except as follows:

1. 1985 Taxes, a lien, but not yet due and payable.

2. Restrictive Covenants of record in Book 4628, page 473, said Register's Office.

3. Matters shown on the plan of record in Book 4955, page 69, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, said Register's Office with the First Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4819, page 564, said Register's Office and Second Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 4916, page 277, said Register's Office, and Third Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5019, page 942, and Fourth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5091, page 66, and Fifth Supplemental Declaration of Covenants, Conditions and Restrictions of record in Book 5129, page 120, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds himself, his heirs, representatives and successors to warrant and forever defend the title to the said land to Grantee, his heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 3 day of January, 1985.

Monson H. Hayes Jr.
Monson H. Hayes, Jr.

Anna T. Hayes
Anna T. Hayes
C Dewees Berry
By: C. Dewees Berry, IV, their attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $115,000.00.

Dewees Berry
Affiant

Sworn to and subscribed before me this 3 day of January, 1985.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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On this 3rd day of January, 1985, before me personally appeared C. Dewees Berry, IV, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Monson H. Hayes, Jr. and wife, Anna T. Hayes and acknowledged that he executed the same as the free act and deed of said Monson H. Hayes, Jr., and wife, Anna T. Hayes.

WITNESS my hand, at office, this 3rd day of January, 1985.

Teresa Trask
Notary Public



My Commission Expires:

July 17, 1988

I 7 4 5 3 4

IDENTIF. REFERENCE

JAN 3 1 29 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

01/03 308.50- CHECK

347

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

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 677

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

115000.00- CAMT.
299.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 308.50-
0847A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17453.4

T
IDENTIF. REFERENCE

JAN 3 | 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98546