B0713

QUAIL CREEK, a Condominium
UNIT WARRANTY DEED

BOOK 6500 PAGE 446

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FROM: QUAIL CREEK, INC.

TO: BONELL McBROOM AND WIFE,
WILMA McBROOM

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
200 Fourth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonell and Wilma McBroom	Fidelity Federal Savings and Loan Association	to be assigned
(NAME)	(NAME)	
420 Walton Lane, Unit No. F-27	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Nashville, TN 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

Subscribed and sworn to before me, this the 4th day of February, 1985.

Affiant

My Commission Expires October 24, 1988
My commission expires: _____

(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by BONELL McBROOM AND WIFE, WILMA McBROOM, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, QUAIL CREEK, INC., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantees, BONELL McBROOM AND WIFE, WILMA McBROOM, their heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Unit No. F-27, as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, Page 44, et seq., said Register's Office.
>
> Being part of the the same property conveyed to Quail Creek, Inc., a Tennessee corporation, by Quitclaim Deed from BVT Quail Creek, Ltd., of record in Book 6359, Page 860, said Register's Office.

As part of the consideration for this transfer, Grantees agree to be bound by the terms, covenants, and restrictions set forth in Master Deed for The Quail Creek Homeowners' Association, of record in Book 6328, Page 44, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto Grantees all fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

02/27 140.40- CHECK

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This conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is available for examination at the office of First Management Services at Suite 575, 222 Third Avenue North, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract" (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein.

Further, this conveyance is given subject to:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-Laws, the above Condominium Plat, and any amendments thereto.

This is improved property, known as Unit No. F-27, 420 Walton Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said BONELL McBROOM AND WIFE, WILMA McBROOM, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said Unit and undivided interest in fee simple; has a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Unit and undivided interest to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 4th day of February, 1985.

QUAIL CREEK, INC., a Tennessee Corporation

By: Willie K Davis, President

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Willie K Davis, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of QUAIL CREEK, INC., the within named bargainor, a corporation, and that he as such officer, being authorized so to do executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of February, 1985.

Carrie K Orsta
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires October 24, 1988

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
FEB 27 2 30 PM 1985

IDENTIF. REFERENCE

I.8.5.7.5.3.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6500 PAGE 448

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

$1500.00- CAMT.
133.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 140.40-
4418A02/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 5 7 5 3

IDENTIF. REFERENCE

FEB 27 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111725