STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$51,985.77 Mary Ann Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 19 85.

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

800 6524 PAGE 248

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, SUITE 100, 325 PLUS PARK BLVD., NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Manning (NAME)	Union National Bank of Little Rock (NAME)	3D-86443
1213 Quail Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3318 (STREET ADDRESS)	108-8-C
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	3

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary R. Walker and Emma Lee Walker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Manning

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A Certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 3, Lot No. 70, in a Horizontal Property Regime, as shown on the condominium site plan, Section 2, Phase III, Quail Valley, as of record in Book 5200, page 417, Register's Office for said County.

BEING the same property conveyed to Mary R. Walker and Emma Lee Walker by deed from TennReal, Inc., of record in Deed Book 5958, page 906, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated, and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interest in favor or other unit owners; options, burdens, assessments and undertakings, etc. contained in the Master Deed of record in Book 5884, page 534, said Register's Office.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 5958, page 909, and a second Deed of Trust filed of record in Book 5958, page 913, said Register's Office, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

CHECK ONE

This is unimproved ( ) improved (X) property, known as 1213 Quail Road (House Number) (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 29th day of March, 19 85

Mary R. Walker

Emma Lee Walker

BOOK 6524 PAGE 249

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 Mary R. Walker and Emma Lee Walker

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March 19 85

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Mary R. Walker and

Emma Lee Walker

TO

Mary Ann Manning

Return to:
LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RECEIVED
APR 2 9 51 AM '85
FELIX E. MILLER, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0 6 4 9 0 1 8 3

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

RECEIVED OF _____

FOR _____

BOOK 6524 PAGE 250

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

61985.77- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-
4173A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 4 9 0

IDENTIF. REFERENCE

APR 2 9 51 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121213