FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$49,881.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 1985

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

Box 24

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THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margie C. Rippy (NAME)	The Kissell Company (NAME)	Map 108-8-0-A
3175 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	Par 11
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3D-73841

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, Lyvonne O'Neal and Kirk E. O'Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Margie C. Rippy

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. 11, Lot No. 6, in a Horizontal Property Regime as shown on the condominium site plan, Section 1, Phase 1, Quail Valley, as of record in Plat Book 5200, page 394, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lyvonn O'Neal and Kirk E. O'Neal by deed from TennReal Inc. of record in Book 5903 page 165 Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by The Kissell Company of record in Book 5903, page 168, said Register's Office. The escrow account and insurance to be transferred to Grantee.

Grantees hereby assume and agree to pay the mortgage held by Trustee for Secretary of Housing and Urban Development of record in Book 5903, page 172, said Register's Office.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley Condominiums, Phase I, of record in Book5851, page 779 and amended in Book 5884, page 534, Register's Office for Davidson County, Tennessee. Also amended in Book 6081, page 130, Charter filed in Book 6371, page 105, said Register's Office.

THIS conveyance subject to Restrictive Covenants of record in Book 4800, page 254 and Book 5753, page 562, and such easements and setback lines of record in Book 5200, page 395, said Register's Office. Restrictions amended in Book 5955, page 703 and Book 6003, page 212. said Register's Office.

This is unimproved ( ) improved (X) property, known as 3175 Elm Hill Pike (House Number) (Street) Nashville, TN (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 26th day of April, 1985

Lyvonne O'Neal

Kirk E. O'Neal

5967

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Lyvonne O'Neal and Kirk E. O'Neal

the bargainor s, 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 9th day of April 19 85

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

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
Lyvonne O'Neal and Kirk E. O'Neal

TO
Margie C. Rippy

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

I 9 5 4 8 3

IDENTIF. REFERENCE

APR 10 9 37 AM '85

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			49681.20- CAMT.	
			129.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 136.24-	
6667Q04/10/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 4 8 3

IDENTIF. REFERENCE

APR 10 9 37 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 123641