B0414

BOOK 6828 PAGE 988

QUAIL CREEK, a Condominium
UNIT WARRANTY DEED

FROM: QUAIL CREEK, INC.

TO: LANDON SCOTT VARDELL

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landon Scott Vardell	Fidelity Federal Savings & Loan Association	51-15A-3
(NAME)	(NAME)	
420 Walton Lane, Unit No. A-3	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	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 $52,500.

Subscribed and sworn to before me, this the 9th day of April, 1986.

Affiant

My commission expires: 7-18-87

(Affix seal) Notary Public

(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 LANDON SCOTT VARDELL, (the "Grantee" 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 Grantee, LANDON SCOTT VARDELL, his heirs and assigns, a certain interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. A-3 as shown on the Plat of Quail Creek of record in Book 6328, Pages 89 and 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. by Quitclaim Deed from BVT Quail Creek, Ltd., a Tennessee limited partnership, of record in Book 6359, Page 860, said Register's Office.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

As part of the consideration for this transfer, Grantee agrees 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.

4/14 143.00 CHECK

3093

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 Grantee wherein Grantor agreed to sell the Unit and Grantee 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. 1986 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. A-3, 420 Walton Lane, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said LANDON SCOTT VARDELL, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee, 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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature this 9th day of April, 1986.

QUAIL CREEK, INC., a Tennessee Corporation

By: _____
Willie K. Davis, President

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 (or proved to me on the basis of satisfactory evidence), 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 9th day of April, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987.

RECEIVED FOR RECORD
APR 14 3 55 PM 1986
IDENTIFICATION
FELIX P. ROSTILLO
DAVIDSON COUNTY

9 1 5 1 6

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6828 PAGE 990

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

52000.00-	CONT.
136.50	CRTAX
.50	RRFEE
6.00	MISC
CHECK	143.00-
3083A04A14W86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9151.6

IDENTIFI REFERENCE

APR 14 3 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237177