THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

File No. CO-86-3-3443

BOOK 6356 PAGE 369

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES T. GRAVES	FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION	MAP 51-15-A
420 WALTON LANE (NAME) UNIT A-4	401 UNION STREET (NAME)	PARCEL 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TN 37219 (CITY) (ZONE) (STATE)	11DZ-17279

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 6422, page 559, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantors harmless from same,

ANTHONY D. CRADDOCK, et ux, BOBBIE KAY CRADDOCK, hereinafter referred to as Grantors,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES T. GRAVES, a single person, hereinafter referred to as Grantee, his ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Unit No. A-4 as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, said Register's Office.

Being the same property conveyed to Anthony D. Craddock et ux, Bobbie Kay Craddock by deed from Quail Creek, Inc., of record in Book 6422, page 556, said Register's Office.

This conveyance is subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in T.C.A 66-27-101 et seq., of the Tennessee Code Annotated and all terms, conditions and restrictions set forth in Master Deed and By-Laws for the Quail Creek Homeowner's Association, of record in Book 6328, page 44, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,800.00

Subscribed and sworn to before me, this the 7th day of May 19 86

My commission expires: 11-12-89 (Affix Seal)

X Charles T. Graves
Affiant

Diana L. Montgomery
Notary Public

This is improved (X) property, known as 420 Walton Lane, Unit A-4, Nashville, Tn 37216 (House Number) (Street) P.O. Address: (City or Town)
unimproved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ..... *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 7th *day of* May 19 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Anthony D. Craddock by Mary Birthright, attorney in fact
ANTHONY D. CRADDOCK, by MARY BIRTHRIGHT, Attorney in Fact

Bobbie K. Craddock, by Mary Birthright, Attorney in Fact
Bobbie K. Craddock, by MARY BIRTHRIGHT, Attorney in Fact

X Charles T. Graves, a single person
CHARLES T. GRAVES, a single person

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES T. GRAVES, a single person

the within named bargainor ....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON Tennessee, this 7th day of May, 19 86.

Deana L. Montgomery
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in .....
this ..... day of ....., 19 .....

.....
Notary Public

Commission expires .....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of May , 1986, before me personally appeared MARY BIRTHRIGHT to be known to be the person who executed the foregoing instrument in behalf of ANTHONY D. CRADDOCK et ux, BOBBIE KAY CRADDOCK, acknowledged that she executed the same as the free act and deed of said, ANTHONY D. CRADDOCK et ux, BOBBIE KAY CRADDOCK.

Sworn to and subscribed to before me this 7th day of May 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
MAY 14 10 09 AM '86
IDENTIFICATION
0 6 5 0

WARRANTY DEED
FROM
TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6856 PAGE 371

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
			48000.00-	MAMT.
		VB	48000.00	MAMT.
			48000.00-	CAMT.
			126.88	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	133.38-
3869A	05/14/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00650

IDENTIFICATION/REFERENCE

May 14 10 05 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247698