THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN & BIRD
Attorneys-at-Law
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 7019 PAGE 841

FROM: JUNE VAUGHN, EXECUTRIX of the Estate of HAROLD E. NELSON, deceased ("GRANTOR")

TO: VIRGINIA B. HUTCHISON ("GRANTEE")

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL #:
Virginia B. Hutchison 3204 East Lake Drive Nashville, TN 37214	Meritor Mortgage Corp. E 760 W. Sproul Rd. Springfield, PA 19064	108-8-C-32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Virginia B. Hutchison, and other good and valuable consideration, including the assumption of a note executed by Harold E. Nelson, dated March 21, 1983, and payable to Capitol Mortgage Corporation in the original principal amount of $46,100.00, payable as described in a Deed of Trust from the said Harold E. Nelson to Tim N. Taylor, Trustee, of record in Book 6025, page 504, Register's Office for Davidson County, Tennessee, receipt and sufficiency of which is hereby acknowledged, I, June Vaughn, Executrix of the Estate of Harold E. Nelson, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Virginia B. Hutchison, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 32, Lot No. 59, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase V, Quail Valley, as of record in Plat Book 5200, Page 435, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Harold E. Nelson by deed from TennReal, Inc., of record in Book 6025, page 501, Register's Office for Davidson County, Tennessee.
>
> The said Harold E. Nelson having since died, and this conveyance is made by June Vaughn, Executrix of the Estate of Harold E. Nelson, pursuant to the authority granted to her by Article VI, Section 6.4, of decedent's Will, of record in Will Book 153, Page 605, Probate Court Clerk'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 the Sec. 64-2701, et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 5931, page 508, said Register's Office.

This conveyance is subject to any and all existing easements of record.

This is improved property known as 3204 East Lake Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Virginia B. Hutchison, her heirs and assigns, forever, in fee simple, subject however to the exceptions, conditions, provisions, restrictions, reservations or encumbrances hereinabove contained.

GRANTOR covenants with GRANTEE that she has done nothing to impair the title as received by GRANTOR, and GRANTOR will warrant and defend the title against the lawful claims of all persons claiming by or through her, but not further or otherwise.

WITNESS my hand, this 24th. day of October, 1986.

ESTATE OF HAROLD E. NELSON,
Deceased

BY: June Vaughn, Executrix
June Vaughn, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said County and State, the within named June Vaughn, Executrix of the Estate of Harold E. Nelson, deceased, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of October, 1986.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 41,072.34

Virginia D. Hutchison
AFFIANT

Subscribed and sworn to before me, this 24th day of October, 1986.

Ruth Anne Carruthers
NOTARY PUBLIC

My Commission Expires: 4-19-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5 6 4 1 7.

IDENTIFICATION REFERENCE

Oct 27 8 52 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7019 PAGE 844

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

41072.34- CAMT.
115.08 CSTAX
.50 PRFE
9.00 WDEED
CHECK 124.58-
8285A10/27/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

564117

IDENTIFICATION REFERENCE

OCT 27 8 52 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.04427