File Box 24

BOOK 7022 PAGE 795 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$43,301.81

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

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
Larry G. & Rhonda Mancini Russell (NAME)	Cameron-Brown - Mortgagee (NAME)	Map 108-8-A
3173 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 18109 (STREET ADDRESS)	Par. 10
Nashville, TN 37214 (CITY) (STATE) (P. O ZIP)	Raleigh, NC 27619 (CITY) (STATE) (ZIP)	03D-73840

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, Donna S. Hargrove, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry G. Russell and wife, Rhonda Mancini Russell

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. 10, Lot No. 5, in a Horizontal Property Regime as shown on the condominium site plan Section I, Phase I, Quail Valley, as of record in Plat Book 5200, pages 394, said Register's Office.

BEING the same property conveyed to Donna S. Hargrove, by deed from TennReal Inc. of record in Book 5903, page 206, Register's Office for Davidson County, Tennessee.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Donna S. Hargrove and delivered to Cameron Brown in the amount of $46,800.00 dated May 30, 1986 and that certain Deed of Trust securing said promissory note of even date therewith, of record in Book 5903, page 209, and Book 5903, page 214, said Register's Office, including, but not limited to the obligation to repay the debt. Escrow account transferred to Grantee.

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 Condominium, Phase I, of record in Book 5851, page 779 and amended in Book 5884, page 534, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 4800, page 254, and Book 5753, page 552,, and such easements and setback lines of record in Book 5200, page 394, said Register's Office.

This instrument is executed on behalf of Donna S. Hargrove by Nancy A. Toombs as her Attorney-in-Fact pursuant to a Power of Attorney being placed of record simultaneously herewith.

This is unimproved (XX) improved ( ) property, known as 3173 Elm Hill Pike Nashville, TN
(House Number) (Street) (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 my hand this 24th day of October, 1986

Donna S. Hargrove by
Nancy A. Toombs, Attorney in Fact

STATE OF TENNESSEE
Davidson County

BOOK 7022 PAGE 796

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and _____ respectively of the _____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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
Donna S. Hargrove

TO
Larry G. Russell and wife,
Rhonda Mancini Russell

57402

IDENTIF REFERENCE

OCT 28 2 34 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

State of Tennessee
County of Davidson

Personally appeared before me, Nancy A. Toombs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker Donna S. Hargrove, and is authorized by the maker, to execute this instrument on behalf of the maker.

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

My commission expires: 5/13/89

_____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7022 PAGE 797

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

43301.01- CAPT
121.24 CSTAX
.50 PRFE
6.00 WDFEE
CHECK 127.74-
9379A10/28/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.7402

IDENTIFICATION REFERENCE

OCT 28 2 34 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.05510