This Instrument Prepared By:

Joseph P. Rusnak
BONE, LANGFORD & ARMISTEAD
A Professional Law Corporation
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

WARRANTY DEED

BOOK 7444 PAGE 150

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
K. D. Garner and wife, Peggy Garner	Fidelity Federal Savings & Loan Association	51-15A-3
201 Edgemeade Boulevard	401 Union Street	
Madison, TN 37115	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, LANDON SCOTT VARDELL and wife, REBECCA ANN VARDELL ("Grantors"), have bargained and sold and do hereby transfer and convey unto K. D. GARNER and wife, PEGGY GARNER ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> 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 the same property conveyed to Landon Scott Vardell by Unit Warranty Deed from Quail Creek, Inc., a Tennessee corporation, of record in Book 6828, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Walton Lane, Unit No. A-3, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except as follows:

1. 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 Bylaws, in said Register's Office.

2. 1987 taxes, which have been prorated and adjusted as of the date hereof.

3. A deed of trust dated April 9, 1987, executed by Landon Scott Vardell for the benefit of Fidelity Federal Savings & Loan Association securing the payment of a promissory note of even date therewith in the original principal amount of $42,000 and of record in Book 6828, page 991, Register's Office for Davidson County, Tennessee.

4. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and Bylaws, the above Condominium Plat, and any amendments thereto.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

Rebecca Ann Vardell joins in the execution of this instrument to convey any and all right, title and interest she may have in the Property by reason of her marriage to Landon Scott Vardell.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of December, 1987.

Landon Scott Vardell.
LANDON SCOTT VARDELL

Rebecca Ann Vardell
REBECCA ANN VARDELL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $45,505.24.

Landon Scott Vardell.
AFFIANT

Subscribed and sworn to before me, this 31st day of December, 1987.

Kenneth P. Eddy
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, Landon Scott Vardell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 1987.

NOTARY PUBLIC

My commission expires:

My Commission Expires July 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, Rebecca Ann Vardell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 1987.

NOTARY PUBLIC

My commission expires:

My Commission Expires July 13, 1991

95760

IDENTIFICATION REFERENCE

JAN 6 12 05 PM '88

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7444 PAGE 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

45,505.24 CAMT
127.40 CONT
.50 PRFEE
9.00 WDEED
136.90 TOTAL
136.90 CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 7 6 0

IDENTIFICATION REFERENCE

JAN 6 12 05 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 51088