BOOK 7586 PAGE 202

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Carol M. Grigsby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 1988

Diane H. Thomas
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Carol M. Grigsby & Mary Emma Grigsby		Map 108-B
(NAME)	(NAME)	
1109 Quail Court West		Par. 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		03D-86490
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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. Darrell E. Ryan and wife, Donna L. Ryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol M. Grigsby and Mary Emma Grigsby

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 Unit in Davidson County, Tennessee, described as follows: Unit No. 16, Lot No. 14 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley of record in Plat Book 5200, page 3 , said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Darrell E. Ryan and wife, Donna L. Ryan by deed from TennReal Inc. of record in Book 5913, page 502, Register's Office for Davidson County, Tennessee.

1000 06/29 0101 03CHECK 142.30

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 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, of record in Book 5857, page 371, re-recorded in Book 5869, page 814, amended in Book 5884, page 534 and Book 6081, page 130, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 4800, page 254, and Book 5753, page 562, and such easements and setback lines of record in Book 5200, page 383, said Register's Office.

Taxes for 1988 have been pro-rated and assumed by Grantee(s).

FILED JUN 29 10 57 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

4477

unimproved ( )
This is improved (X) property, known as 1109 Quail Court West Nashville, TN 37214
(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 Whereever 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 our hands this 27th day of June, 19 88

Darrell E. Ryan

Donna L. Ryan

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7586 PAGE 203

Personally appeared before me, Darrell E. Ryan and Donna L. Ryan
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of April 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

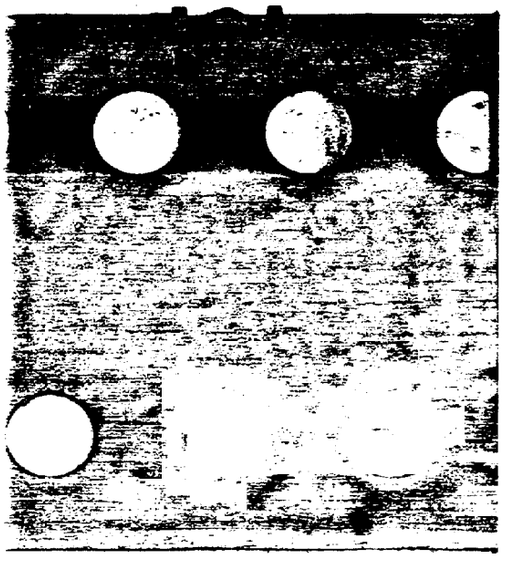
WARRANTY DEED

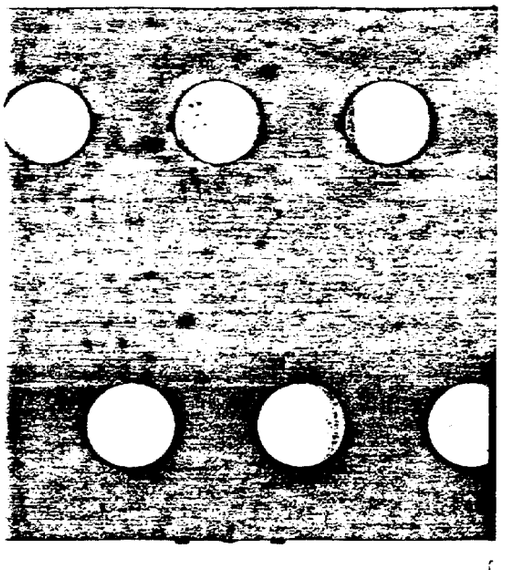
FROM
Darrell E. Ryan and wife,
Donna L. Ryan

TO
Carol M. Grigsby and
Mary Emma Grigsby

This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7586 PAGE 204

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
				CAMT 48500.00
				CON TX 135.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 142.30
				CHECK 142.30
06/29/88	01			10:58 0001 1000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4478.

IDENTIFT REFERENCE

JUN 29 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107760