Box 14

BOOK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

L E Morcombe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 1989

Notary Public

MY COMMISSION EXPIRES: 7/8/1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. E. Morcombe (NAME)	Fidelity Federal Savings & Loan (NAME)	51-15-A-2.00
420 Walton Lane, A-2 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, WE, Fidelity Federal Savings & Loan Association of Tennessee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO L. E. Morcombe, unmarried

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, being Unit A-2, Quail Creek Condominium, as of record in Book 6328, pages 89 and 90, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Fidelity Federal Savings & Loan Association of Tennessee by deed from Thomas T. Pennington, Successor Trustee as of record in Book 7620, page 554, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 6328, page 89-90, said Register's Office, shows an Owner's Certificate, and certain easements and setback lines.

The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Creek Condominiums Homeowner's Association of record in Book 6328, page 44, said Register's Office; By-Laws of record in Book 6328, page 74, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage as of record in Book 4129, page 898 and Book 4203, page 221, said Register's Office.

This is unimproved (X) improved ( ) property, known as 420 Walton Lane, A-2, Madison, Tennessee 37115
(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 his hand this 30th day of January, 19 89

Fidelity Federal Savings & Loan Association of Tennessee

By:

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STATE OF Tennessee)
COUNTY OF DAVIDSON)

Personally appeared before me, The undersigned, a Notary Public, Steve P. Moody, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of Fidelity Federal Savings & Loan Association of Tennessee, the maker or a constituent of the maker and 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 30th day of January, 1989.

Notary Public

My Commission expires: Jan 19, 1990

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with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Fidelity Federal Savings & Loan Association of [illegible]

TO
L. E. Morcombe, unmarried

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

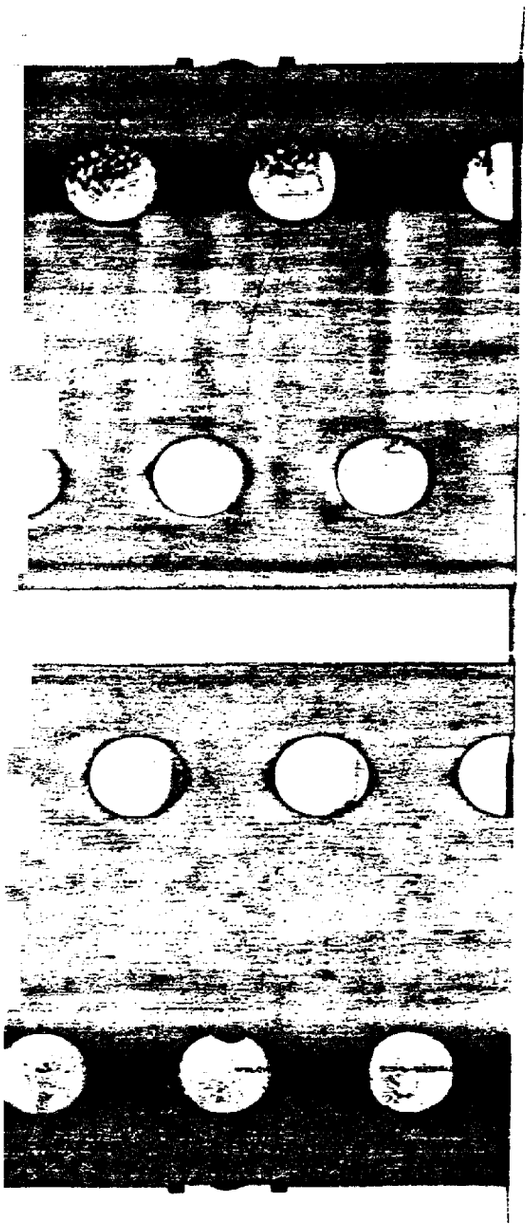
05958

IDENTIFICATION REFERENCE

FEB 1 3 10 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

3557 02/01 0101 03CHECK 155.00



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

RECEIVED OF _____

FOR _____

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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	45000.00
CON TX	148.50
PRFEE	0.50
WDEED	6.00
TOTAL	155.00
CHECK	155.00

02/01/89 01 15:11 0001 3557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05958

IDENTIFI REFERENCE

Fee 1 3 10 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 178070