FILE BOX 46

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,059.11

Julia A Moretti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF February 19 89

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Julia A. Moretti (NAME)	Meritor Mortgage (NAME)	108-8-D 36.00 Co.
1402 Quail Run (STREET ADDRESS OR ROUTE NUMBER)	3001 Market Street - 1 West (STREET ADDRESS)	3D86701
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Philadelphia, PA 19104-2818 (CITY) (STATE) (ZIP)	

FOR AND 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, Charles Moretti, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia A. Moretti, 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

LAND in Davidson County, Tennessee and being a certain condominium apartment, described as follows; Unit No. 36, Lot No. 61, 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 Charles Moretti and wife, Anne M. Moretti, as tenants by the entirety by deed from TennReal Inc. of record in Book 6006, page 433, Register's Office, Davidson County, Tennessee.

The said Anne M. Moretti has since died.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in 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 5884, Page 534, said Register's Office.

Subject to restrictions of record in Book 5884, page 534; Book 5931, Page 508 and Book 6903, Page 123, said Register's Office.

"It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a deed of trust to Capitol Mortgage Corporation, dated August 14, 1986 and filed for record August 27, 1986, in Book 6960, page 296, *****

This is unimproved ( ) improved (XX) property, known as 1402 Quail Run, 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. 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 9th day of February, 19 89

Charles Moretti
Charles Moretti

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7771 PAGE 903

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Moretti, a widower

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 19 89

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____ Notary Public

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

6919 02/14 0101 03CHECK 15E.63

87.80

89 FEB 28 AM 9:14

WARRANTY DEED

FROM

Charles Moretti, a widower

TO

Julia A. Moretti, unmarried

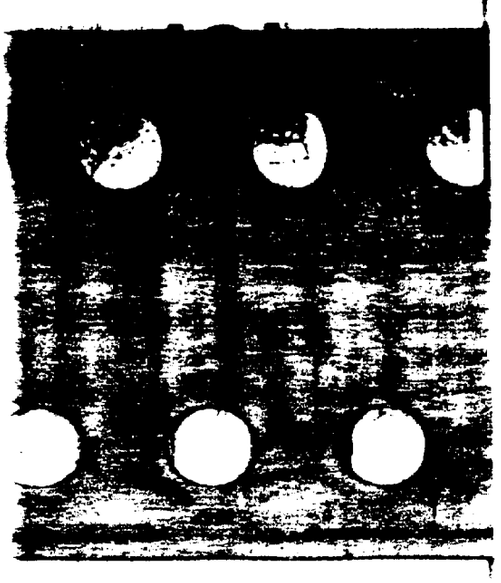
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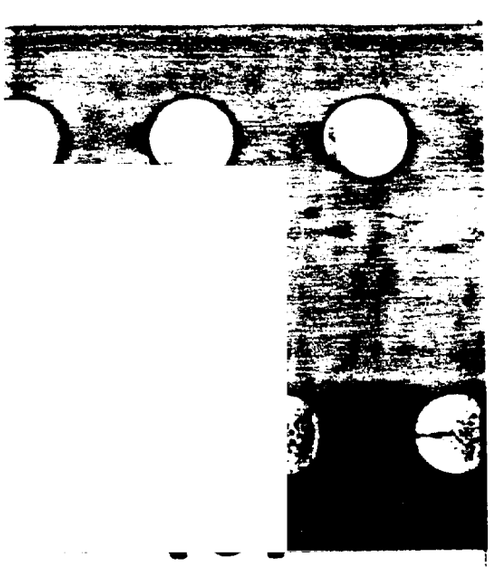
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

***** Continuation of Legal Description

Register's Office for Davidson County, Tennessee, in the original principal amount of $50,000.00, which sum Julia A. Moretti, unmarried, expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Charles Moretti and wife, Anne M. Moretti under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U. S. C. A., and the Regulations promulgated pursuant thereto. The escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees."





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7771 PAGE 904

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	46059.11
CON TX	152.13
PRFEE	0.50
WDEED	6.00
TOTAL	158.63
CHECK	158.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/14/89 01 09:29 0001 6919

0872.28

FEB 14 9 28 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 181387