THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

59427

7589 08/21 0101 03CHECK 154.87

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:

PHYLLIS E. MAYS
420 WALTON LANE, G-30
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 51-15A
PARCEL 30.00CO

AUG 21 11 29 AM '89

DAVIDSON COUNTY, TN

SEND TAX BILLS TO:

COLLATERAL MORTGAGE, LTD.
1900 CRESTWOOD BLVD.
P.O. BOX 830180
BIRMINGHAM, AL 35283-0180

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00.

Phyllis Elaine Mays
AFFIANT

Subscribed and sworn to me, this the 17th day of AUGUST, 1989.

Denise C. Allen
Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, THOMAS E. STEWART, TRUSTEE, with full power power to bargain, sell, transfer, lease, convey, encumber or otherwise deal with the within land, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said PHYLLIS E. MAYS, A SINGLE PERSON, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 420 WALTON LANE, G30, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 17th day of AUGUST, 1989.

THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17th day of AUGUST, 1989.

Denise C. Allen
notary public

My commission expires: 5-11-93

EXHIBIT 'A'

BEING Unit No. G30 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89-90, 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 Thomas E. Stewart, Trustee, by Deed from Quail Creek, Inc., of record in Book 6474, page 851, Register's Office for Davidson County, Tennessee.

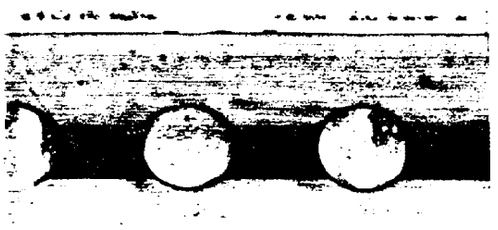
EXHIBIT 'B'

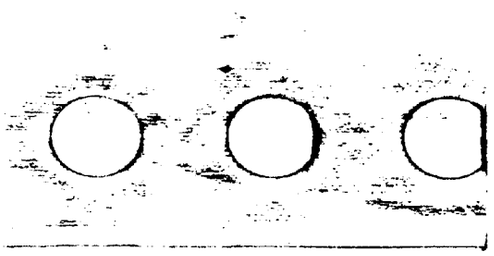
1. Real property taxes for 1989 and all future years.

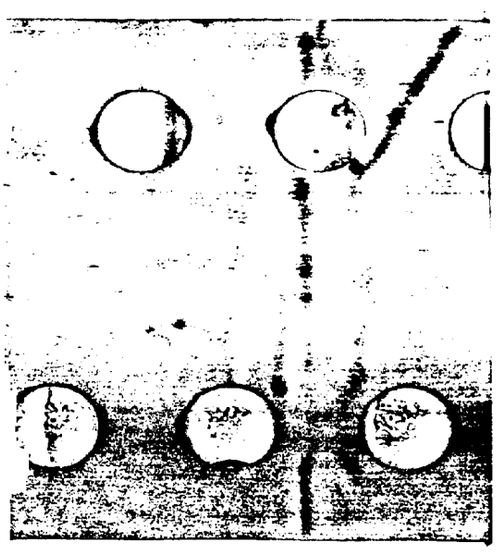
2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in R.C.A. §66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws of Quail Creek Homeowner's Association, of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee.

4. Plat, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee.







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

RECEIVED OF _____

FOR _____

BOOK 7919 PAGE 343

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	43900.00
CON TX	144.87
PRFEE	1.00
WDEED	9.00
TOTAL	154.87
CHECK	154.87

08/21/89 01 11:30 0001 7589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59427

IDENTIFICATION REFERENCE

AUG 21 11 29 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240841