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

4245 10/10 0101 03CHECK 142.00

ADDRESS NEW OWNER:

SHARON M. EVANS, UNMARRIED
420 WALTON LANE, #M73
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 51-15-A
PARCEL 73.00CO

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Sharon M. Evans
AFFIANT

Subscribed and sworn to me, this the 9TH day of OCTOBER, 1989.

Denise C. Allen
Notary Public
My commission expires: 1-7-91

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

72765

IDENTIF. TREFERENCE

OCT 10 8 32 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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, MATALENE H. RICE, UNMARRIED,, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said SHARON M. EVANS, UNMARRIED, 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, #M73, 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 9TH day of OCTOBER, 1989.

Matalene H. Rice
MATALENE H. RICE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATALENE H. RICE, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who PROVED TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 9TH day of OCTOBER, 1989.

Denise C. [illegible]
notary public

My commission expires: 5-11-92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being Unit No. M73 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, 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 Matalene H. Rice by Unit Warranty Deed from Quail Creek, Inc., a Tennessee corporation, of record in Book 6483, page 149, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

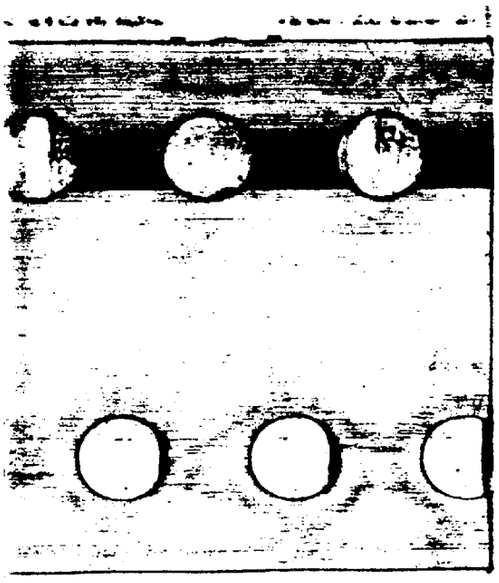
1. Real property taxes for 1990 and all future years.

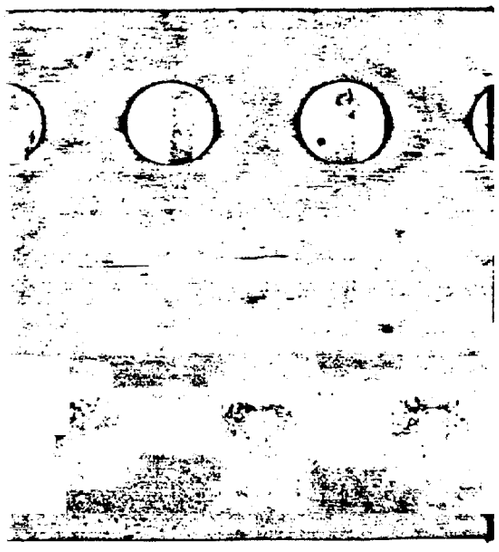
2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. §66-27-101, et seq.

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 The Quail Creek Homeowner's Association, of record in Book 6328, page 44, Register's Office for Davidson County, Tennessee.

4. Plat of Quail Creek, of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4203, page 221, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7957 PAGE 559

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	40000.00
CON TX	132.00
PRFEE	1.00
MDEED	9.00
TOTAL	142.00
CHECK	142.00

10/10/89 01 08:33 0001 4245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72765

IDENTIF. TREFERENCE

OCT 10 8 32 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 258425