6046

Book 14

FORM NO. WD-1

BOOK 8001 PAGE 939

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

William Richard Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 1989

Rhonda L. Blair
Notary Public

MY COMMISSION EXPIRES: 9-25-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 424 Church Street, 13th Floor, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Richard Johnson (NAME)	Fidelity Federal Savings & Loan (NAME)	051-15-A-061
420 Walton Lane (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 GRANTERS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Suzanne B. Woolwine, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Richard Johnson, unmarried

HEREINAFTER CALLED THE GRANTERS, 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, being Unit No. L-61 as shown on the Plat of Quail Creek Condominiums, 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 Homeonwers Association, all as described in Book 6328, page 44, et seq. said Register's Office.

Being the same property conveyed to Emmons H. Woolwine, Jr., and wife, Suzanne B. Woolwine by deed from Quail Creek, Inc., a Tennessee Corporation as of record in Book 6532, page 883, & By Deed of Correction in Book 6589, page 835, said Register's Office. The said Emmons H. Woolwine, Jr., having since died, the property is vested in Suxanne B. Woolwine as the surviving tenant by the entirety.

This conveyance is made subject to:
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.
This conveyance is made subject 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 of record in Book 6328, page 44, By-Laws in Book 6328, page 74, said Register's Office.

This is unimproved (XX) improved ( ) property, known as 420 Walton Lane, 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 her hand this 7th day of December, 19 89

Suzanne B. Woolwine

Suzanne B. Woolwine

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne B. Woolwine

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1989.

Rhonda J. Whitworth Notary Public

Commission Expires 9-25-93

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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
Suzanne B. Woolwine

TO
William Richard Johnson

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Durable General Power of Attorney from Suzanne B. Woolwine appointing Emmons H. Woolwine, III of record in Book 7453, page 686, said Register's Office.

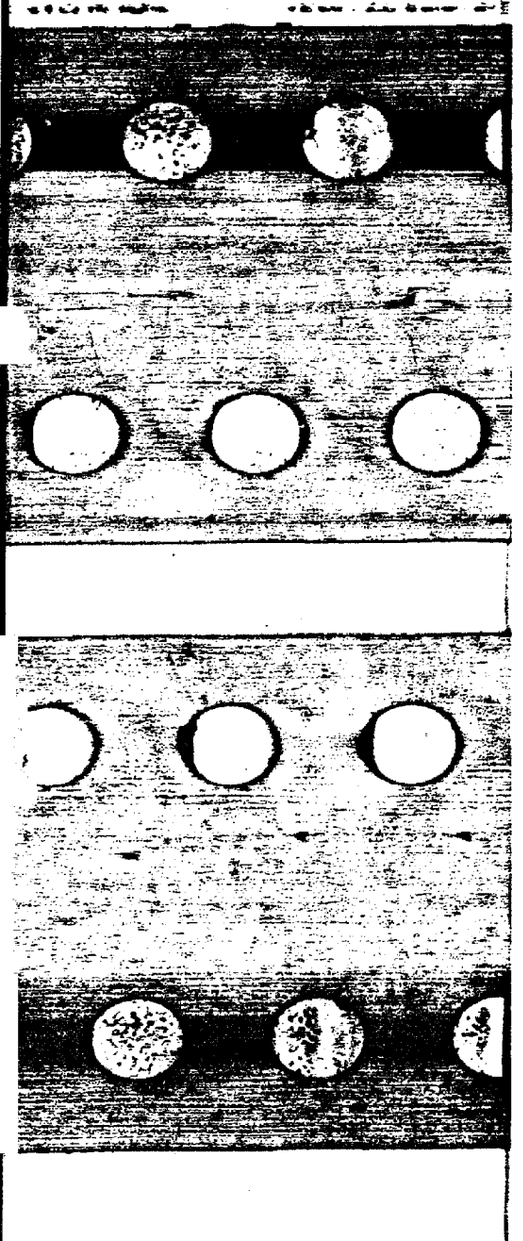
88139

IDENTIF. REFERENCE

Dec 8 2 07 PM '89

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

3239 12/08 0101 03CHECK 130.75



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

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 941

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 37500.00
				CON TX 123.75
				PRFEE 1.00
				WDEED 6.00
				TOTAL 130.75
				CHECK 130.75
12/08/89		01		14:06 0001 3239

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88139

IDENTIF. REFERENCE

DEC 8 2 08 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 274426