mail

This Instrument Prepared By:

THOMAS I.BOTTORFF
Attorney at Law
One Maryland Farms, Suite 102
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 8099 PAGE 157

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
M/M Gerald L. Bailey 604 Cavendish Court Antioch, TN 37013	Duval Federal Savings Assoc. P. O. Box 2260 Jacksonville, Florida 32203	149 2

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $118,000.

Gerald L. Bailey
Affiant

Subscribed and sworn to before me this 30th day of April, 1990.

Notary Public

7465 05/01 0101 03CHECK 396.40

My Commission Expires: 10/5/93

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EDNARDO ANDAL QUIRANTE AND WIFE TERESA J. QUIRANTE have bargained and sold, and by these presents do hereby transfer and convey unto GERALD L. BAILEY AND WIFE SUSAN BAILEY, their heirs, successors and assigns, all their right, title and interest in certain real property described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Piccadilly Square, Section 3, as of record in Plat Book 6250, pages 892 thru 894, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Ednardo Andal Quirante and wife Teresa J. Quirante by Warranty Deed from Chapel Development Company recorded in Book 7309, page 364, Register's Office, Davidson County, Tennessee.

As part of the consideration for this conveyance, GERALD L. BAILEY AND WIFE SUSAN BAILEY have agreed to assume the indebtedness secured by an existing Deed of Trust from EDNARDO ANDAL QUIRANTE AND WIFE TERESA J. QUIRANTE TO EAST END TITLE & ESCROW, INC., Trustee, of record in Book 7309, Page 367, as re-recorded in Book 7315, page 441, Register's Office, Davidson County, Tennessee, to which this conveyance is subject.

This conveyance is further subject to:

1. Real property taxes for 1990 and subsequent years.
2. Restrictive Covenants for Piccadilly Square, Phase 3, of record in Book 6236, page 684, as amended in Book 6295, page 520, Book 6295, page 534, Register's Office, Davidson County, Tennessee.

3. All things and matters set forth on the Plat of Piccadilly Square, Section 3, of record in Book 6250, pages 892 thru 894, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to GERALD L. BAILEY AND WIFE SUSAN BAILEY, their heirs, successors and assigns forever.

AND EDNARDO ANDAL QUIRANTE AND WIFE TERESA J. QUIRANTE do covenant with the said GERALD L. BAILEY AND WIFE SUSAN BAILEY that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and same is unencumbered except for those matters hereinabove mentioned.

AND EDNARDO ANDAL QUIRANTE AND WIFE TERESA J. QUIRANTE do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said real property to the said GERALD L. BAILEY AND WIFE SUSAN BAILEY, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of April, 1990.

Edwardo Andal Quirante
EDNARDO ANDAL QUIRANTE

Teresa J. Quirante
TERESA J. QUIRANTE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDNARDO ANDAL QUIRANTE AND WIFE TERESA J. QUIRANTE with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand this 30th day of April, 1990.

Mary L. Blackwell
Notary Public

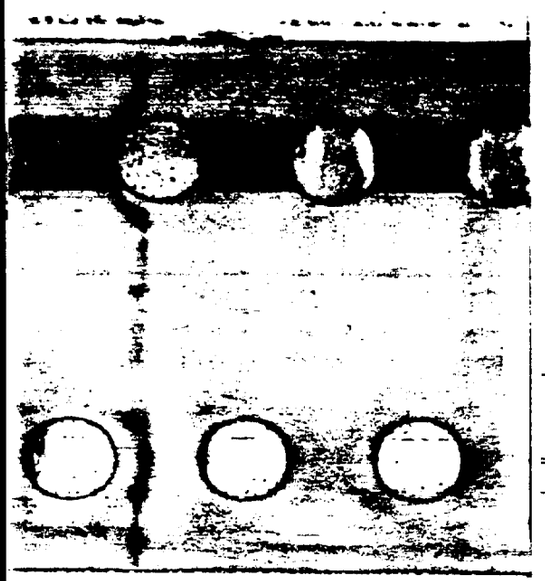
My Commission Expires: 10/5/93

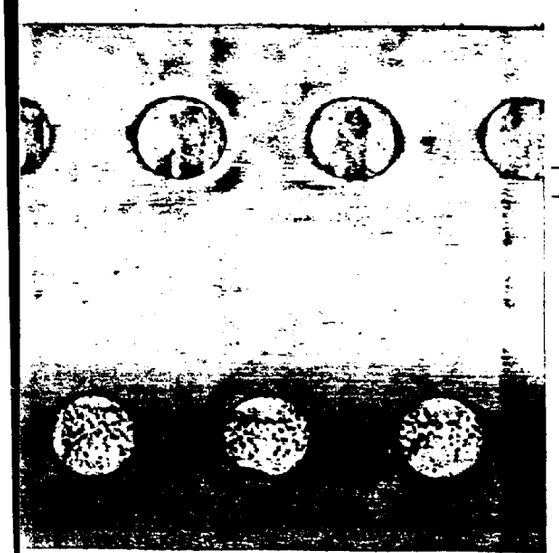
NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

IDENTIFICATION REFERENCE

MAY 1 8 44 AM '90
DAVIDSON COUNTY, TN

2279-5





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8099 PAGE 159

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	118000.00
			CON TX	389.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	396.40
			CHECK	396.40
05/01/90		01	08:45 0001	7465

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

227.9.5.

IDENTIFI REFERENCE

MAY 1 8 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 314967