FORM NO. WD-1

BOOK 8149 PAGE 62

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,400.00

Susan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 90

Notary Public

MY COMMISSION EXPIRES 9/25/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Susan Crawford (NAME)	Union National Bank of Arkansas (NAME)	108-08-0-E-17
1308 Quail Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3318 (STREET ADDRESS)	03D-87227
Nashville, TN 37214 (CITY) (STATE) (P.O.ZIP)	Little Rock, Arkansas 72203 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Nancy Flowers, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Crawford, 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, being Lot No. 26, Unit No. 17, on the plan of Condominium Site Plan, Phase 6, Revision of Lots 25, 26, 27 and 28 Section Three, Quail Valley, of record in Book 5800, page 204, Register's Office for said County to which reference is hereby made for a more complete legal description therof.

BEING the same property conveyed to Nancy Flowers by deed from David C. Kipp, Sr. and wife, Viola Kipp of record in Book 6311, page 861, and re-recorded in Book 6381, page 561, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Quail Valley Condominiums, as said areas are set forth and defined in Master Deed of record in Book 5884, page 534; Book 5970, page 828, as amended in Book 6081, page 130; Book 4800, page 254, and Book 5931, page 506, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more particulars.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6100, page 464, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee. This instrument is executed on behalf of Nancy Flowers by Edith Williamson as her Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

This is (unimproved / improved XX) property, know as 1308 Quail Valley Road, 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 convenant 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 6th day of July, 19 90

Nancy Flowers

Nancy Flowers by Edith Williamson

By: Edith Williamson, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

BOOK 8149 PAGE 63

Personally appeared before me,_____, a Notary Public in and for said County and State, the within named_____

the bargainor_____, with whom I am personally acquainted, * and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he) as such_____ (they)

and_____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Nancy Flowers, Unmarried

TO
Susan Crawford, Unmarried

4 0 1 8 7

JUL 10 9 16 AM '90

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

8527 07/10 0101 03CHECK 156.82

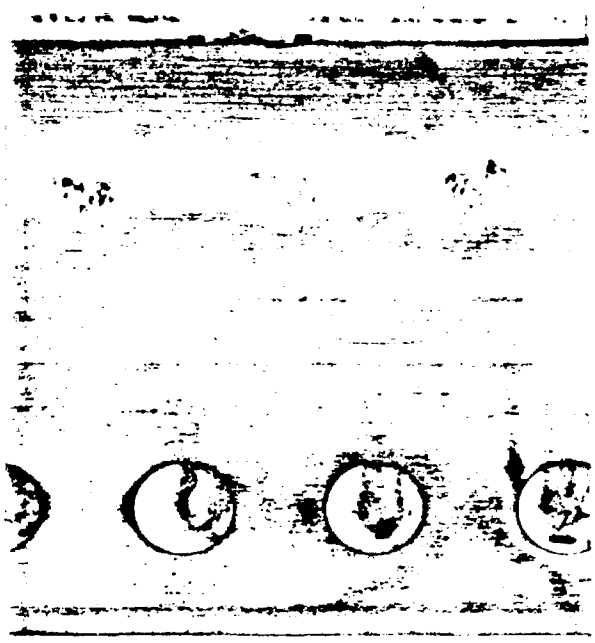
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edith Williamson, 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 on behalf of Nancy Flowers as her Attorney-in-Fact as the free act and deed of the within named Nancy Flowers.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 1990.

_____
Notary Public

My Commission Expires: 9/25/93



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

RECEIVED OF _____

FOR _____

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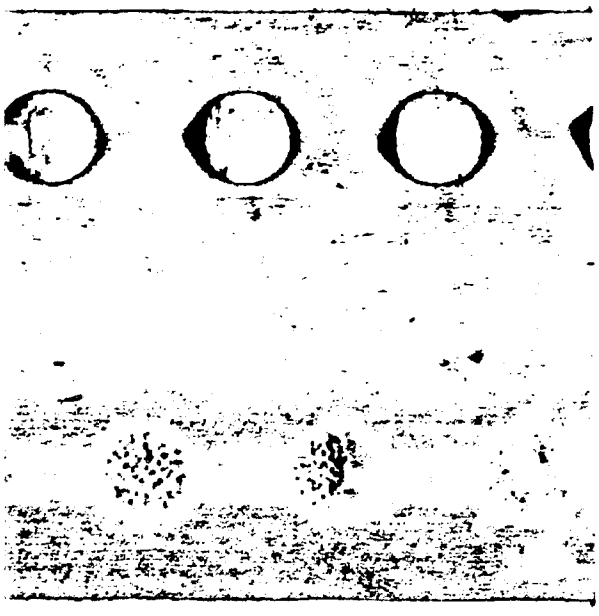
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45400.00
CON TX 149.82
PRFEE 1.00
WDEED 6.00
TOTAL 156.82
CHECK 156.82

07/10/90 01 09:18 0001 8527

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40187

IDENTIFICATION REFERENCE

JUL 10 9 16 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335393