QUAIL CREEK, a Condominium
UNIT WARRANTY DEED

BOOK 8178 PAGE 395

This Instrument Prepared by
CLYDE RUSSELL, Attorney at Law
Greeneville, Tennessee

FROM: WOODROW W. MITCHELL

TO: JAMES W. MITCHELL and wife,
JUDY T. MITCHELL

ADDRESS NEW OWNER(s) AS FOLLOWS:

James W. Mitchell and wife,
Judy T. Mitchell

(address of property herein conveyed)
420 Walton Lane, Unit No. K58
Nashville, Tennessee 37216

SEND TAX BILLS TO:

Fidelity Federal
Savings and Loan
Association

Map 51-15-A
Par. 58

1557 08/20 0101 03CHECK 84.9

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transfer is $22,700.0.

SUBSCRIBED AND SWORN before me this the 14 day of June, 1990.

Woodrow W. Mitchell
WOODROW W. MITCHELL, Grantor

WILLIAM CLYDE RUSSELL NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 2-12-1992

William Clyde Russell
NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/cents ($10.00) dollars and other good and valuable considerations, cash in hand paid by James W. Mitchell and wife, Judy T. Mitchell, (the "Grantees" herein) the receipt whereof is hereby acknowledged, including the assumption of a deed of trust against the hereinafter described property in favor of Fidelity Federal Savings and Loan Association dated 6-11-90 with a present balance of $21,950.74 dollars of record in Trust Book 6490 page 826-833 in the Register's Office for Davidson County, Tennessee, the undersigned Grantor, Woodrow W. Mitchell, has bargained, sold, and by these presents does transfer and convey unto the said Grantees, James W. Mitchell and wife, Judy T. Mitchell all of his right, title and interest in land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. K58 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 conveyd to James W. Mitchell, Woodrow W. Mitchell and wife, Irene Gray Mitchell (now deceased) dated Feb. 7, 1985 and appearing of record in Deed Book 6490 page 823 in the Register's Office for Davidson County, Tennessee.

As part of the consideration for this transfer, Grantees agrees to be bound by the terms, covenants, and restrictions set forth in Master deed for The Quail Creek Homeowners' Association, of record in Book 6328, page 44, and its attendant By-Laws, in said Register's Office.

Grantor does hereby transfer and sell unto grantees all of his interest in the fixtures and appliances which might be owned by Grantor and located in the said Unit, including range and refrigerator.

This Conveyance is given subject to the terms, covenants and conditions of a certain "Condominium Unit sale Contract" (or "Apartment Reservation Agreement") by and between Grantor and Grantees wherein Grantor agreed to sell the Unit and Grantees agreed to purchase the Unit; a copy is availabe for examination at the office of First Management Services at Suite 575, 222 Third Avenue North, Nashville, Tennessee 37201. Such "Condominium Unit Sale Contract (or "Apartment Reservation Agreement") is incorporated by reference as if fully copied herein:

1. 1990 taxes are assumed by the grantees.

2. The terms and conditions of the Horizontal Property Act of Tennessee, the above Master Deed and By-laws, the above Condominium Plat, and any amendments thereto.

This is improved property, known as Unit No. K58, 420 Walton Lane, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said Unit and 1/2 undivided interest with the appurtances, estate, title and interest thereto belonging to the said JAMES W. MITCHELL and wife, JUDY T. MITCHELL, their heirs, successors, and assigns, forever.

And Grantor does covenant with said grantees that he owns a 1/2 undivided interest in said property herein conveyed and has a good and lawfu right to convey and same is unencumbered except for the remaining 1/2 undivided interest which is presently owned by the grantee, James W. Mitchell and a Deed of Trust in favor of Fidelity Federal Savings and Loan Association recorded in Trust Book 6490 page 826-833 in the register's office for Davidson County, Tennessee, which is above assumed by the grantees.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to the said Unit of his 1/2 undivided interest to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the Grantor's signature on this the 14th day of June, 1990.

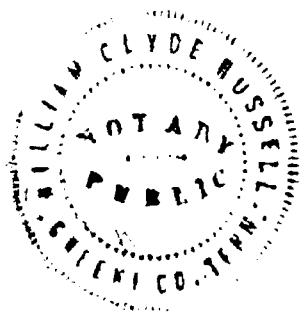
Woodrow W. Mitchell
WOODROW W. MITCHELL

STATE OF TENNESSEE

COUNTY OF GREENE

On this the 14 day of June, 1990 personally appeared before me William Cagle Reeves, the

undersigned authority a Notary Public in and for said County and State aforesaid, **WOODROW W. MITCHELL**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and expressed.



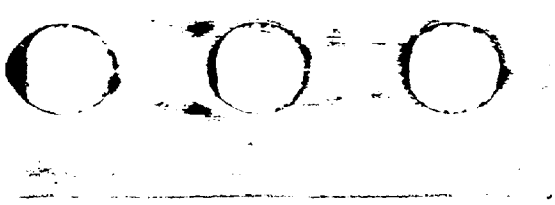
My Commission Expires: 2-12-1992

William Clyde Russell
NOTARY PUBLIC

5 0 7 9 8

Aug 20 11 19 AM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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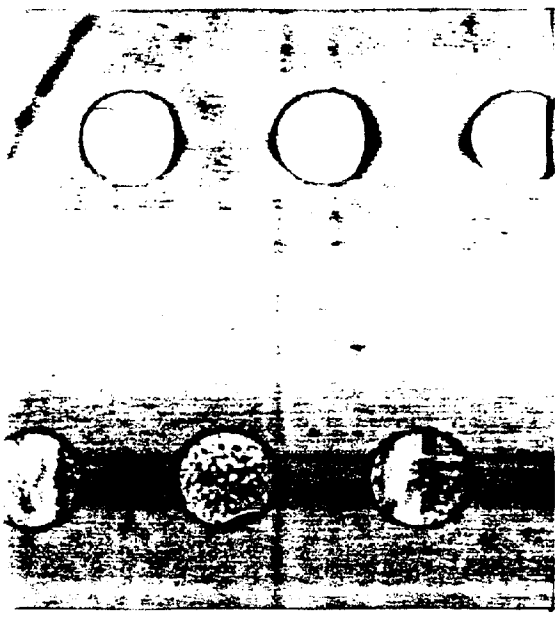
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 22700.00
CON TX 74.91
PRFEE 1.00
WDEED 9.00
TOTAL 84.91
CHECK 84.91

08/20/90 01 11:22 0001 1557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5 0 7 9 8

IDENTIFICATION

AUG 20 11 19 AM '90

No. 347976