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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,263.37

Yvonne Bonnie Moody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Yvonne Bonnie Moody (NAME)	BOWEST CORPORATION (NAME)	Map 108-8
1228 Quail Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	Par. 17
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	San Diego, CA 92186-9935 (CITY) (STATE) (ZIP)	3D-86414

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. Boyd Wade Mangrum and wife, Nancy I. Mangrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Yvonne Bonnie Moody

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows: BEING Lot No. 21, Unit No. 17 on the Plan of Quail Valley, Section 3, Phase V, of record in Book 5200, page 435, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Boyd Wade Mangrum and wife, Nancy I. Mangrum by Quitclaim Deed from Nancy I. Mangrum, of record in Book 7122, page 251, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Bowest Corporation of record in Book 7205, page 692 , said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; 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 buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley Condominium of record in Book 5931, page 508, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4800, page 254 and Book 5931, page 506, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1228 Quail 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 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. Whereever 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 our hands this 14th day of December, 1990

Boyd Wade Mangrum
Boyd Wade Mangrum

Nancy I. Mangrum
Nancy I. Mangrum

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Boyd Wade Mangrum and Nancy I. Mangrum
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that t_he_y executed the within instrument for the purposes therein contained. Witness my hand, at office, this 14th day of December 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Boyd Wade Mangrum and wife,
Nancy I. Mangrum

TO
Yvonne Bonnie Moody

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

80201

IDENTIF. REFERENCE

DEC 19 9 52 AM '90
FELIX A. NELSON REGISTER
DAVIDSON COUNTY TN.

0087 12/18 0101 03CHECK 166.39

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 48263.37
CON TX 159.39
PRFEE 1.00
WDEED 6.00
TOTAL 166.39
CHECK 166.39

12/18/90 01 09:52 0001 0087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80201

IDENTIF. REFERENCE

DEC 18 9 52 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY T.M.

No. 382497