Mail to: Commonwealth Title Agency of Nashville, Inc. 333 South Gallatin Rd. Madison, TN 37115

This Instrument Prepared by P. Garifo 8 Penn Center Phila., PA 19103

WARRANTY DEED

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THIS INDENTURE, made this 17th day of January, A. D., 1991, **between** WILLIAM G. QUANSTROM and ELIZABETH M. QUANSTROM, Husband and Wife

Tennessee, First Parties, and

ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of

ONE HUNDRED FIFTY-SIX THOUSAND **Dollars ($**156,000.00**)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

7278 03/28 0101 03CHECK 524.80

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Final P.U.D. Plan of Resubdivision of Lots 12 - 16, and Lots 42 and 43, Phase 1, "Sheffield" on the Harpeth, of record in Book 6900, Page 182, Register's Office for Davidson County, Tennessee.

SAID Lot No. 42 fronts 82 feet on the Northeasterly margin of Staffordshire Drive and extends back between parallel lines measuring 140 feet to a dead line in the rear measuring 82 feet thereon.

BEING the same premises which Randall Phillips Builders, Inc., by Deed dated June 5, 1987 and recorded in Davidson County, Tennessee, in Deed Book Volume 7264, Page 649&c., granted and conveyed unto William G. Quanstrom and Elizabeth M. Quanstrom, Husband and Wife, in fee.

This conveyance is subject to any and all existing restrictions and easements of record.

Map 141-15-D
Parcel 42CO

02375

IDENTIF. REFERENCE

MAR 28 10 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except
(See Exhibit "A")

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

William G. Quanstrom (L. S.)
William G. Quanstrom

.....(L. S.)

Elizabeth M. Quanstrom (L. S.)
Elizabeth M. Quanstrom

STATE OF TENNESSEE
COUNTY OF SHELBY } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State WILLIAM G. QUANSTROM and ELIZABETH M. QUANSTROM, Husband and Wife, the within named bargainors, 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 and official seal at office, in _____ County, this 17th day of Jan 19 91

Notary Public

My Commission expires _____

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____, the within named bargainors, 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 and official seal at office, in _____ County, this _____ day of _____ 19____

Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Commonwealth Relocation Services, Inc.
ADDRESS 8 Penn Center Plaza
Philadelphia, PA 19103
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES
Same
ADDRESS _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 156000.00 Affiant Kathryn Hicks
Subscribed and sworn to before me this 20th day of March 19 91

Notary Public

KEITH PRESS, INC., PRINTERS, KNOXVILLE

EXHIBIT "A"

1. Deed of Trust from William G. Quanstrom et ux, Elizabeth M. Quanstrom, to J. R. Cannon, Trustee, of record in Book 7264, page 652, Register's Office for Davidson County, Tennessee, to secure to Commerce Union Bank the payment of one note dated June 5, 1987, in the original principal amount of $137,250.00, due and payable as set forth therein.

2. 1990 real property taxes are due and payable in the amount of $1,330.42 (Map 141-15-D, Parcel 42CO). 1991 and all future real property taxes constitute a lien, although the same are not yet due and payable.

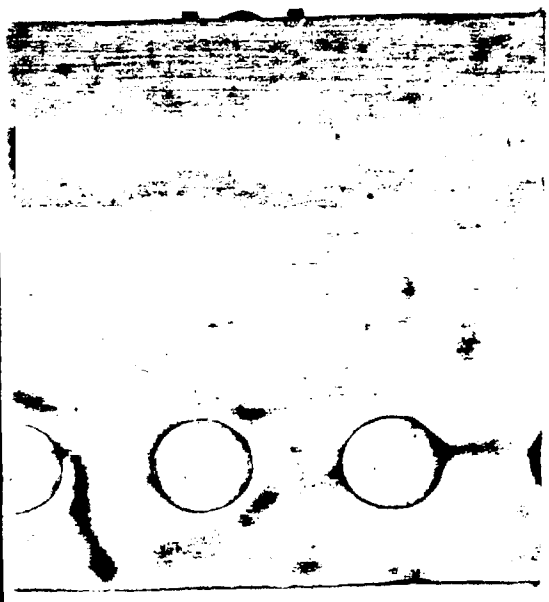
3. All matters set forth on Plat of record in Book 6900, page 182, Register's Office for Davidson County, Tennessee, including a 10-foot public utility and drainage easement along the front of the lot and running across the rear portion of the lot.

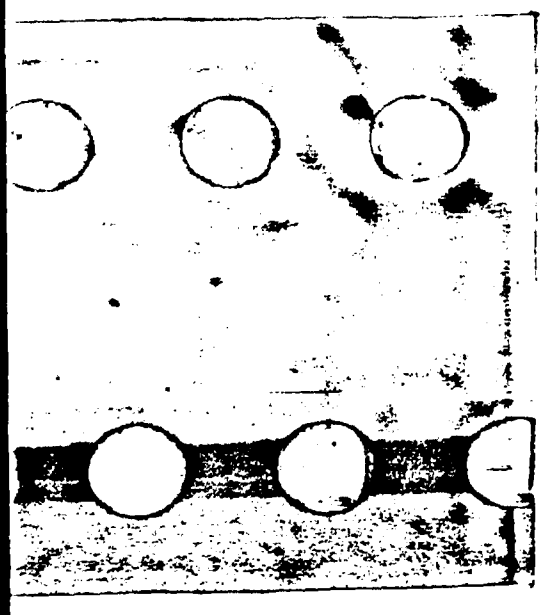
4. Restrictions of record in Book 6925, page 900, Book 7145, page 954, and Book 7145, page 964, said Register's Office.

5. Transmission line easement to the United States of America, of record in Book 4136, page 525, said Register's Office.

6. Declaration of Taking by the United States of America, of record in Book 4279, page 731, said Register's Office.

7. Agreement for Dedication of Easement for Water Line to Harpeth Valley Utilities District of Davidson and Williamson County, of record in Book 5738, page 829, said Register's Office.





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	
				156000.00
			CON TX	514.80
			PRFEE	1.00
			WDEED	9.00
			TOTAL	524.80
			CHECK	524.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/26/91 01 19445 0001 7278

02375

IDENTIF. T REFERENCE

MAR 28 10 44 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408006