This instrument prepared by:
Thomas N. Jones,
Attorney at Law
339 Main Street
Franklin, Tn. 37064

3187.74

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Jerry C. Sailors	First Guaranty Mtg. Corp.	108-8D-10.00
346 Timberway Circle	P.O. Drawer 471	
Nashville, TN 37214	Hattiesburg, MS 39403-0471	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, and the assumption of a Deed of Trust of record in Book 7194, Page 670, and assigned to First Guaranty Mortgage Corporation in Book 7735, Page 576, and Book 7895, Page 548, all Register's Office for Davidson County, Tennessee and the receipt of which is hereby acknowledged, I, **Earle E. Singleton, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jerry C. Sailors**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee described as follows: Unit No. 10, Lot No. 17, in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase IV, Quail Valley, as of record in Book 5800, Page 69 and 70, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Earle E. Singleton, unmarried by deed of record in Book 7316, Page 23, Register's Office of Davidson County, Tennessee.

Subject to the following exceptions:

1. 1991 taxes are lien and are not yet due and payable.

2. Subject to any and all building and zoning regulations of the city, county and state.

3. Restrictive covenants contained in instrument of record in Book 4800, Page 254, Book 5753, Page 562 and amended by Book 5955, Page 703, all Register's Office of Davidson County, Tennessee.

4. Master Deed and By-Laws of Quail Valley Condominium of record in Book 5884, Page 534 and Book 5903, Page 149, Register's Office of Davidson County, Tennessee.

5. Deed to the common areas of Quail Valley Condominiums of record in Book 5937, Page 475 and 477, Register's Office of Davidson County, Tennessee.

6. The plan of record in Book 5800, Pages 69 and 70, Register's Office of Davidson County shows an owner's certificate and minimum building setback lines and easements for public utility and drainage purposes along with other specific data.

7. Subject to the notes on the plan of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever;

AND I DO COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( )unimproved (x) improved property is known as:

1214 Quail Road, Nashville, Tennessee 37214

WITNESS MY HAND THIS 12th DAY OF JULY, 1991.

BOOK 840 PAGE 908

SELLER:

Earle E. Singleton, unmarried
By: Paul T. Ellis, Power of Attorney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Paul T. Ellis with Power of Attorney for Earle E. Singleton, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of July, 1991.

Leighanne Sailors
Notary Public

My Commission Expires: 8-23-94

2887 07/19 0101 03CHECK 186.17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $47,615.23.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 12th day of July, 1991.

Leighanne Sailors
NOTARY PUBLIC

MY COMMISSION EXPIRES:

8-23-94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 909

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	47615.23
CON TX	176.17
PRFEE	1.00
WDEED	9.00
TOTAL	186.17
CHECK	186.17

07/19/91 01 09:18 0001 2887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1. 8. 7. 4.

IDENTIFICATION REFERENCE

JUL 19 9 16 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 441880