File Box 29

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,588.26

Diana Kaye Frazer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 91

Willie Mae Parsley
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214		
NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS: Diana Kaye Frazer (NAME)	SEND TAX BILLS TO: Bowest - NYG (NAME)	MAP-PARCEL NUMBERS MAP 108 B
1309 Quail Valley Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 85101 (STREET ADDRESS)	GROUP E
Nashville, TN 37214-4220 (CITY) (STATE) (P. O. ZIP)	San Diego, CA 92186-9935 (CITY) (STATE) (ZIP)	PARCEL 25 CO

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, Brian Keith Jinks and Robert Mitchell Morris

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Diana Kaye Frazer

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: Unit No. 25, Lot No. 54, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase V1, Quail Valley, as of record in Plat Book 5800, pages 127 and 128, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Brian Keith Jinks and Robert Mitchell Morris by deed from Milton G. Anderson and wife, Phyllis Anderson, filed of record in Book 8035, page 807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4800, page 254 and Book 5931, page 506, said Register's Office.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners, options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 828, said Register's Office.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7194, page 794, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay.

unimproved (XX)
This is improved ( ) property, known as 1309 Quail Valley Road, Nashville, TN 37214-4220
(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. 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 our hand s this 31st day of July, 19 91

Brian Keith Jinks
Brian Keith Jinks

Robert Mitchell Morris
Robert Mitchell Morris

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Brian Keith Jinks and Robert Mitchell Morris

(or proved to me on the basis of satisfactory evidence)

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 19 91

Commission expires March 25, 1995

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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) (they) as such _____ 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM Brian Keith Jinks and Robert Mitchell Morris

TO Diana Kaye Frazer

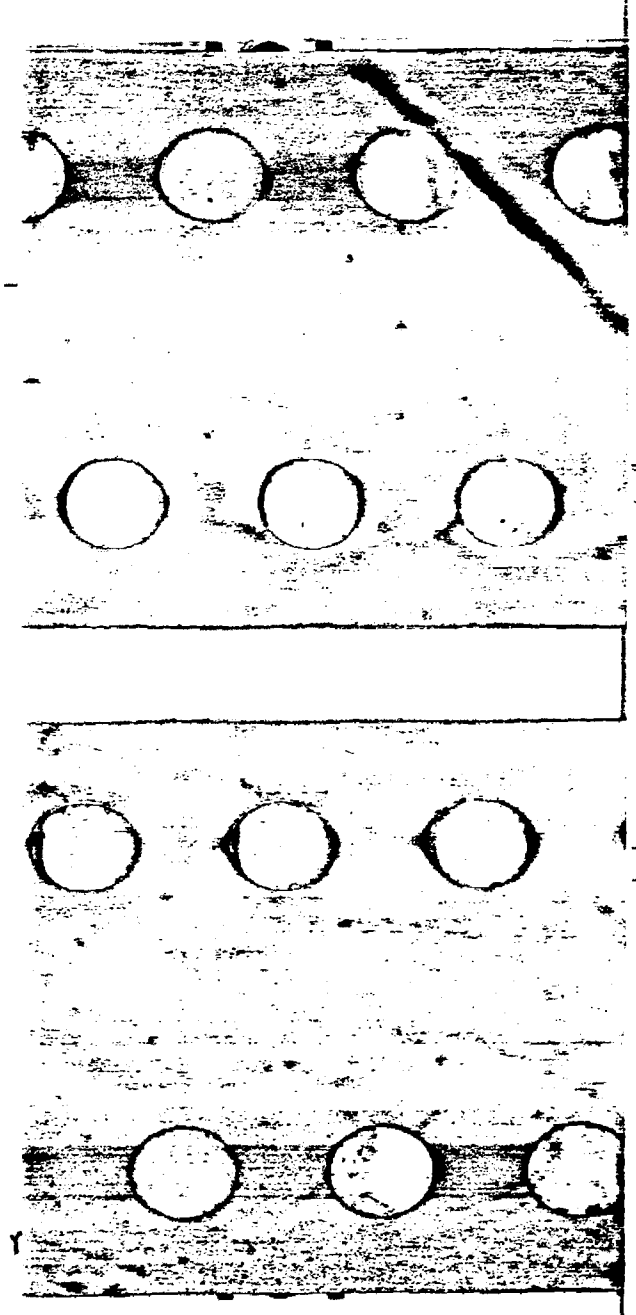
0240 08/02 0101 03CHECK 179.42

Return to:
PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

FILED & RECORDED
DAVIDSON COUNTY, TN
AUG 2 10 51 AM '91

IDENTIFICATION REFERENCE

36.27



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 46588.26
CON TX 172.42
PRFEE 1.00
WDEED 6.00
TOTAL 179.42
CHECK 179.42

08/02/91 01 10:54 0001 0240

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3627 I.

IDENTIF REFEREN

Aug 2 10 51 AM '91

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY TEN

No. 446835