Box 23

File No: 8483-3

BOOK 8430 PAGE 461

Address New Owner:	Send Tax Bills To:	Map/Parcel
Malinda Denise Marrie	CityFed Mortgage Co.	Map 108-8B
1200 Quail Road	30 Warder Street	Par 2
Nashville, TN 37214	Springfield, Ohio 45501	

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, DOROTHY MCCLELLAN, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto MALINDA DENISE MARRIE, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 2, Lot No. 7, in Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley, as of record in (Plat) Book 5200, Page 395, Register's Office, Davidson County, Tennessee.

BEING THE SAME PROPERTY conveyed to Dorothy McClellan, unmarried, by deed from TennReal Inc. of record in Book 5906, Page 194, said Register's Office.

THIS PROPERTY is conveyed subject to the restrictions of record in Book 4800, Page 254, and Book 5753, Page 562, and Book 5857, Page 372, said Register's Office; all matters shown on the Plan, including, but not limited to easement(s) for building lines and anchor easement(s), of record in (Plat) Book 5200, Page 383, said Register's Office; to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 66-27-101 (formerly 64-2701) et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners options, burdens, assessments and undertakings, etc., contained in the Master Deed of record in Book 5857, Page 371, as re-recorded in Book 5857, Page 502 and Book 5869, Page 814, and as amended in Book 5884, Page 534, said Register's Office; any easements; any restrictions of record; the Deeds of Trust assumed herein; and all applicable local government planning, building and zoning regulations. This instrument was prepared from information provided by Dorothy McClellan.

IT IS AGREED and understood that the above-named Grantee hereby expressly assumes and agrees to pay the remaining unpaid balances of deeds of trust of record in Book 5906, Page 197, and Book 5906, Page 201, said Register's Office, the indebtedness secured thereby and under the terms of the instruments creating said loan.

THIS IS improved property known as 1200 Quail Road, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said MALINDA DENISE MARRIE, her heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a

good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 my hand on this 27TH day of August, 1991.

Dorothy McClellan
DOROTHY McCLELLAN, unmarried

7841 08/29 0101 03CHECK 163.51

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $42,322.58.

Melinda Denise Mallie
AFFIANT

Sworn to and subscribed before me this 27TH day of August, 1991.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy McClellan, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27TH day of August, 1991.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

Prepared By:
David Coleman
Attorney at Law
9000 E. Church St. B-102
Brentwood, TN 37027

4275.4.

RECEIVED FOR REFERENCE
Aug 29 8 01 AM '91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8430 PAGE 463

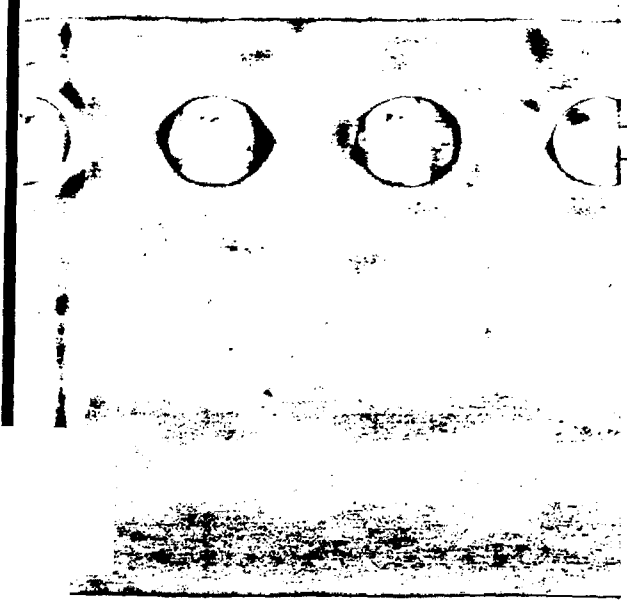
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 42322.58
CON TX 156.51
PRFEE 1.00
WDEED 6.00
TOTAL 163.51
CHECK 163.51

08/29/91 01 08:04 0001 7841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



4 2 7.5 4

IDENTIFICATION

Aug 29 8 01 AM '91

No. 454322