This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8607 PAGE 905

ADDRESS NEW OWNER:
G. Macalegal and Shirley Macalegal
1405 Quail Run
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Colonial Mortgage Company
P. O. Box 2571
Montgomery, Al 36105

MAP AND PARCEL:
MAP 108-8-D
PARCEL 1
3D-86552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gene W. Floyd, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto G. Macalegal and wife, Shirley Macalegal, as tenants by the entirety, 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. 1, Lot No. 68, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, of record in Plat Book 5800, Pages 127 and 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gene W. Floyd, unmarried, by deed from TennReal Inc. of record in Book 6265, Page 49, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to Colonial Mortgage Company, of record in Book 6875, Page 665, said Register's Office, and is not assumed by Grantees. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage until Wrap-around mortgage is satisfied. A wrap-around mortgage is being recorded simultaneously herewith.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Quail Valley, of record in Book 5970, page 828, Register's Office for Davidson County, Tennessee.

This is improved property known as 1405 Quail Run, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said G. Macalegal and wife, Shirley Macalegal, their heirs and assigns, forever; and I, Gene W. Floyd, unmarried do covenant with the said Grantees that I am 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 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall

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

Witness my hand this the 21st day of April, 1992.

Gene W. Floyd

Gene W. Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gene W. Floyd, unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 21st day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 42,500.00.

AFFIANT

Subscribed and sworn to before me this 21st day of April, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

Q 3 9 1 7

IDENTIF. T REFERENCE

APR 22 3 34 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

3073 04/22 0101 03CHECK 164.25

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 42500.00
CON TX 157.25
PRFEE 1.00
WDEED 6.00
TOTAL 164.25
CHECK 164.25
04/22/92 01 15:34 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03917

IDENTIF. TREFERENCE

APR 22 3 34 PM '92

FELIX Z. WILSON II Register
DAVIDSON COUNTY TN.

No.523892