SEND TAX STATEMENT TO:
NAME AND ADDRESS OF NEW OWNERS:

Mr. Wayne Gray McMahan and wife,
Diann A. McMahan
420 Walton Lane, Unit A-1
Madison, TN 37115

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES BY:
J. BARRETT MELTON, JR.
Attorney at Law
P.O. Box 446
Woodbury, TN 37190

MAP: 51
PARCEL:15-A

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, the undersigned, BERNITA GERALDINE AKERS, a single person, have this day bargained and sold and do hereby transfer and convey unto WAYNE GRAY MCMAHAN and wife, DIANN A. MCMAHAN, their heirs and assigns, forever, a certain tract or parcel of realty situated in the First (1st) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING UNIT NO. A-1 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, Pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Quail Creek Homeowner's Association, all as described in Book 6328, Page 44, et seq.

BEING the same property conveyed to Bernita Geraldine Akers by deed from Quail Creek, Inc., a Tennessee Corporation, of record in Book 6405, Page 618, Register's Office for Davidson County, Tennessee.

This property is subject to Restrictive Covenants as set out and shown in Deed Book 6328, Page 44, and Deed Book 6328, Page 89, Register's Office for Davidson County, Tennessee.

This property is also subject to a Condominium Special Assessment and to a Plat of record in said Register's Office.

POSSESSION of premises 30 days from date of closing.

REAL PROPERTY TAXES for 1992 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered, except by lien of the 1992 real property taxes, which taxes have bee prorated between the parties herein and the grantor having paid her prorata share unto the grantees; the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this the 15th day of May, 1992.

Bernita G. Akers
BERNITA GERALDINE AKERS

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STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, BERNITA GERALDINE AKERS, a single person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowleged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 15th day of May, 1992.

Susan Melton Woodson
NOTARY PUBLIC

My Commission Expires: 12/27/93

SUSAN MELTON WOODSON NOTARY PUBLIC CANNON COUNTY TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $50,048.79, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wayne H. McMahon
AFFIANT

Sworn to and subscribed before me, this the 15th day of May, 1992.

Susan Melton Woodson
~~REGISTER~~ NOTARY Public My Commission Expires: 12/27/93

SUSAN MELTON WOODSON NOTARY PUBLIC CANNON COUNTY TENN.

3032 05/20 0101 03CHECK 192.00

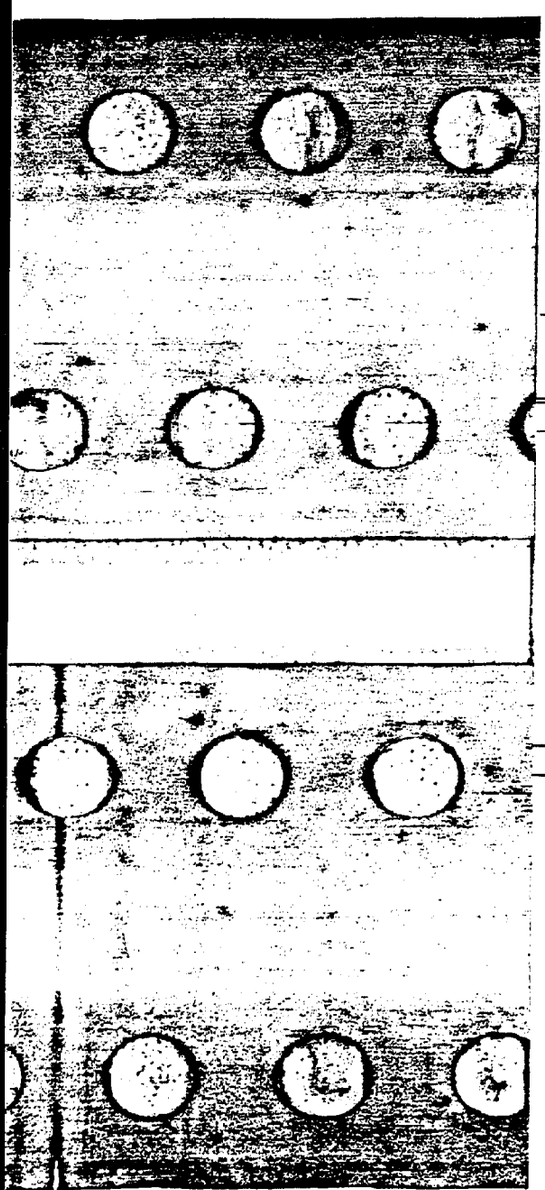
11698

IDENTIF. TREFERENCE

MAY 20 9 00 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.



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 50048.79
				CON TX 185.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 192.00
				CHECK 192.00
05/20/92	01			08:59 0001 8332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11698

IDENTIF. TREFERENCE

MAY 20 9 00 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532515