This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

Box 50
TC

BOOK 9084 PAGE 28

ADDRESS NEW OWNER:
Gabriella Trubridge and Jeff Reichard
1307 Quail Valley Road
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fleet Mortgage Corporation
P. O. Box 303
Milwaukee, WI 53201

MAP AND PARCEL:
MAP 108-8E
GROUP
PARCEL 27

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, we, David Hayes and wife, Roseanne Petre Hayes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Gabriella Trubridge and Jeff Reichard, 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:

Land in Davidson County, Tennessee, being Unit No. 27, Lot No. 55 in a Horizonal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Book 5800, pages 127 and 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to David Hayes and wife, Roseanne Petre Hayes by deed from TennReal Inc., of record in Book 6062, page 14, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Harold Reeves and Paul Johnson of record in Book 9084, page 26, said Register's Office.

It is understood that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to The Kissell Company of record in Book 6062, page 17, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of is hereby transferred to the said Grantee. Additionally, a vendor's lien is hereby retained by Grantor to secure such agreement by Grantee.

This is improved property known as 1307 Quail Valley Road, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions:

1. Davidson County taxes;

2. All matters shown on the Plan of record in Book 5800, pages 127 and 128, Register's Office for Davidson County, Tennessee;

3. Restrictive covenants of record in Book 4800,

page 254, and Book 5931, page 506, said Register's Office;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gabriella Trubridge and Jeff Reichard, their heirs and assigns, forever; and we, David Hayes and wife, Roseanne Petre Hayes, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of September, 1993.

David Hayes

Roseanne Petre Hayes

Gabriella Trubridge

Jeff Reichard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David Hayes and wife, Roseanne Petre Hayes, 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 15th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gabriella Trubridge and Jeff Reichard, 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 offcial seal at Nashville, Tennessee, this 15th day of September, 1993.

Rhonda M [illegible]
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 47,469.13.

Gabriella C. Trubridge
AFFIANT

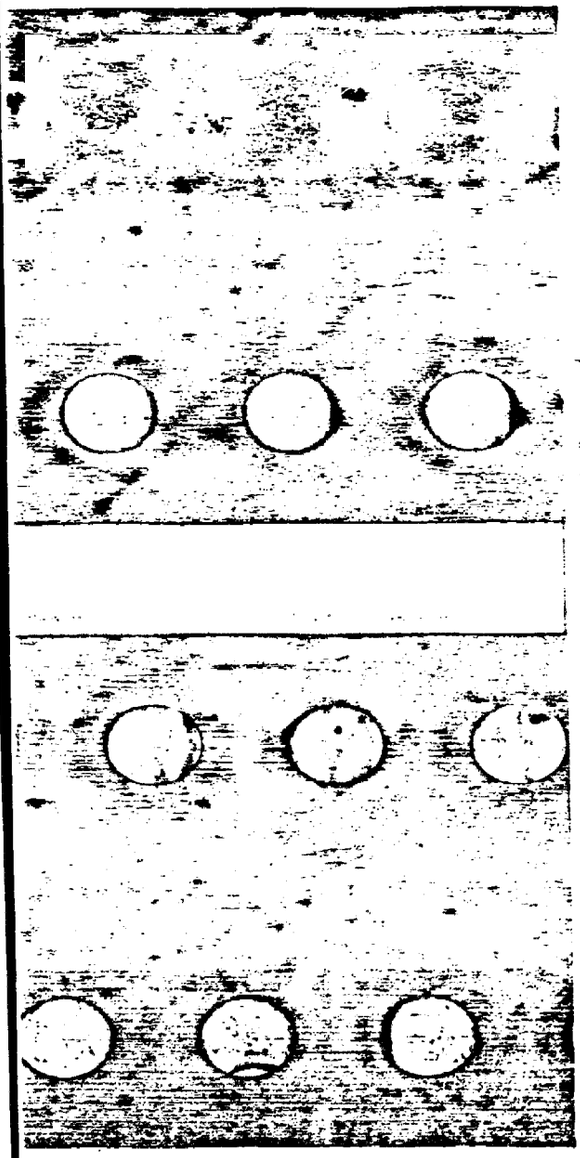
Subscribed and sworn to before me this 15th day of September, 1993.

Rhonda M [illegible]
NOTARY PUBLIC
My Commission Expires:
5-24-97

64090
IDENTIFICATION REFERENCE

93 SEP 17 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6620 09/17 0101 03CHECK 188.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9084 PAGE 31

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 47469.13
				CON TX 175.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 188.75
				CHECK 188.75
09/17/93	01			11:04 0001 6620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64090
IDENTIF. # REFERENCE

93 SEP 17 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 699040