BOOK 9242 PAGE 290

This Instrument Prepared by Commonwealth Title AGency Attorney
333 Gallatin Road South
~~Madison, TN 37115~~

WARRANTY DEED

map 118-1
parcel 61

THIS INDENTURE, made this 13th day of January, A. D., 19 94, **between** ELEANORE F. WALKER, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, ROBERT W. BUGEL and GEORGE E. MC CARTY, Trustees under Declaration of Trust dated March 1, 1990, of 8 Penn Center, Philadelphia, PA 19103

~~Tennessee,~~ **First Parties, and**

JAMES W. QUINTON, UNMARRIED

Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of FORTY TWO THOUSAND AND NO/100---------- **Dollars ($** 42,000.00 **)** and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

WE

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot Number 34-A on the Plan of Victoria Place, of record in Plat Book 332 at page 10, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same premises which Daphne Lynn Strong, a Single Person, by deed dated 8-12-92 and recorded in Deed Book 8744, page 134, Register's Office for said County, granted and conveyed unto Eleanore F. Walker, Joseph T. Hartman, Terrell R. Johnson, Robert W. Bugel and George E. McCarty, Trustees under Declaration of Trust dated March 1, 1990, in fee.

AND by Authority set forth under Declaration of Trust dated March 1, 1990, any two Trustees thereunder may act for all the Trustees.

15229

IDENTIFICATION REFERENCE

94 FEB -4 PM 2:24

FEE REGISTER
DAVIDSON COUNTY, TN.

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with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.)

.....(L. S.)

Samuel R. Johnson (L. S.)

and

Eleanor F. Walker (L. S.)

Trustees under Declaration of Trust dated March 1, 1990.

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF Philadelphia } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Samuel R. Johnson and Eleanor F. Walker, Trustees under Declaration of Trust dated March 1, 1990, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, in Philadelphia County, this 13th day of January 1994.

John Sweeney
Notary Public

My Commission expires _____

NOTARIAL SEAL
JOHN SWEENEY
PHILADELPHIA CITY COMMISSIONER OF DEEDS
MY COMMISSION EXPIRES JULY 8, 1998

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named 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 instrument for the purposes therein contained.

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

_____
Notary Public

My Commission expires _____

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER JAMES W. QUINTON
ADDRESS 1209-A Dallas Avenue
Nashville, TN 37212

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
Countrywide Funding Corporation
ADDRESS 718 Thompson Lane #150
Nashville, Tennessee

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 42,000.00 Affiant James W. Quinton

Subscribed and sworn to before me this 31st day of January 1994

Notary Public Denise C. Allis
Denise C. Allis
Comm. Exp. 05-11-96

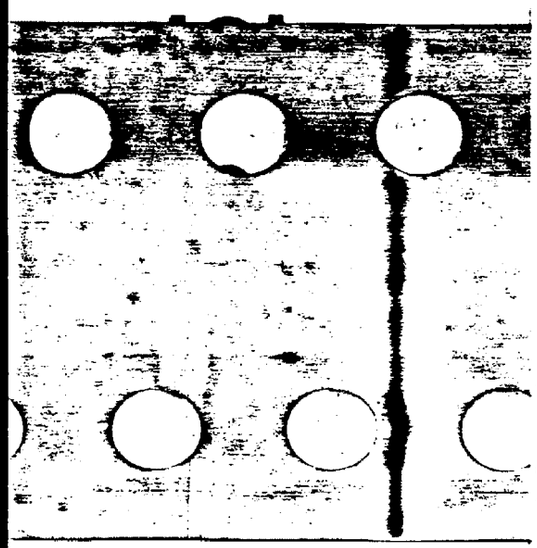
DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

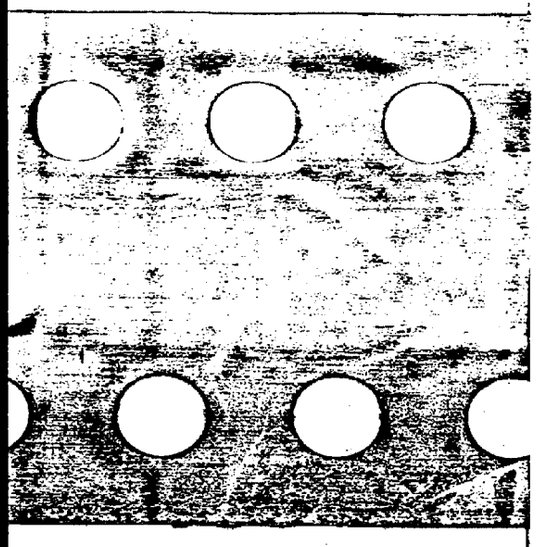
KEITH PRESS, INC., PRINTERS, KNOXVILLE

EXHIBIT 'A'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of Victoria Place, of record in Plat Book 332 at page 10, Register's Office for Davidson County, Tennessee, including all setback lines, easements, etc., as shown thereon.





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 42000-00
CON TX 155-40
PRFEE 1-00
WDEED 12-00
TOTAL ~~168-40~~
CHECK ~~168-40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/94 01 14:23 0001 2804

15229
IDENTIF. ↑ REFERENCE

94 FEB -4 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.753570