This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 9243 PAGE 490

ADDRESS NEW OWNER:
Russell Smith
1408 Quail Run
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
AmSouth Mortgage Company, Inc.
P. O. Box 847
Birmingham, AL 35201-0847

MAP AND PARCEL:
MAP 108-8-E
PARCEL 9 CO
3D-86704

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia E. Clark now Person, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Russell Smith, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 9, Lot No. 63 in a Horizontal Property Regime of Section 3, Phase VI, Quail Valley of record in Plat Book 5800, page 127 and 128, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Patricia E. Clark, single, by deed from TennReal Inc. of record in Book 265, Page 773, Register's Office for Davidson County, Tennessee. The said Patricia E. Clark having since married.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to AmSouth Mortgage Company, Inc., of record in Book 6901, Page 296, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage and monthly maintenance payments to the Quail Valley Homeowner's Association. A second mortgage is being recorded simultaneously herewith showing $10.00 consideration for the purpose of the Grantor herein remaining liable on the original indebtedness.

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 et seq., Register's Office for Davidson County, Tennessee.

Walter B. Person joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 1408 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 Russell Smith, unmarried, his heirs and assigns, forever; and we, Patricia E. Clark Person and husband, Walter B. Person do covenant with the said Grantee 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 Grantee, his 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 4th day of February, 1994.

Patricia E. Clark Person

Walter B. Person

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patricia E. Clark Person and Walter B. Person 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 4th day of February, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 37,795.17.

AFFIANT

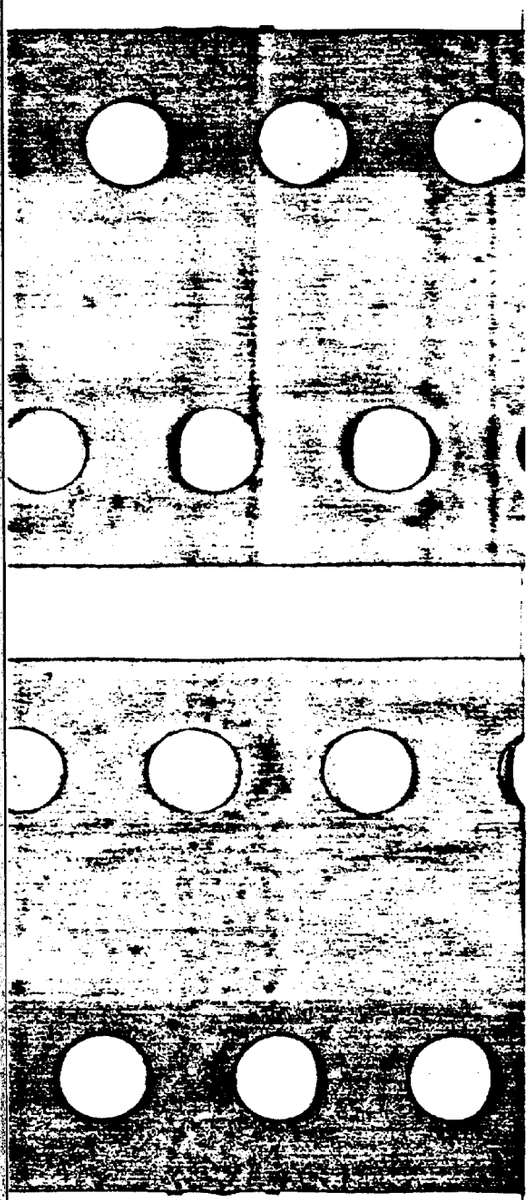
Subscribed and sworn to before me this 4th day of February, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

15693
IDENTIF. & REFERENCE

94 FEB -7 PM 1:32
FELIX E. REGISTER
DAVIDSON COUNTY, TN.

3327 02/07 0101 03CHECK 148.00



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9243 PAGE 492

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 37795.17
				CON TX 139.86
				PRFEE 1.00
				WDEED 8.00
				TOTAL 148.86
				CHECK 148.86
02/07/94	01			13:32 0001 3327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15693
IDENTIF. # REFERENCE

94 FEB -7 PM 1:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.754088