Box 15
Lot F

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Celestia F. Frost 234 Bonnalynn Dr. Hermitage, TN 37076	Same	51-15-A Parcel 52C0

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **H & R Investments**, a Tennessee general partnership ("Grantor") has bargained and sold, and hereby transfers and conveys to **Celestia F. Frost** (hereinafter referred to as "Grantee"), her heirs, successors and assigns, a certain interest in land in Davidson County, Tennessee, generally described as 420 Walton Lane, Unit K-52, Madison, Tennessee 37115, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs, successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 1994.

Notary Public
My Commission Expires: Sept 24, 1994

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and Grantor has paid its prorated portion to the Metropolitan Trustee.

2. All matters of record encumbering the Property in any manner.

3. The rights of others in and to the common areas.

4. All utility easements and rights related thereto.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her, successors and assigns against the lawful claims of all persons.

Executed this 1st day of March, 1994.

H & R Investments, a Tennessee general partnership

By: _____
James E. Himelrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Vicki L. Orrick, a Notary Public of the State and County aforesaid, personally appeared **James E. Himelrick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of **H & R Investments**, a Tennessee general partnership, the within named bargainor, and that **James E. Himelrick** as such general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by himself as general partner.

WITNESS my hand and seal, at office, on this 1st day of March, 1994.

_____
Notary Public

My Commission Expires:

Sept 24, 1994

7277 03/03 1101 CHECK 149.60

Exhibit A

The improved real property conveyed by this Warranty Deed is described as follows:

Being Unit No. K52 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., said Register's Office.

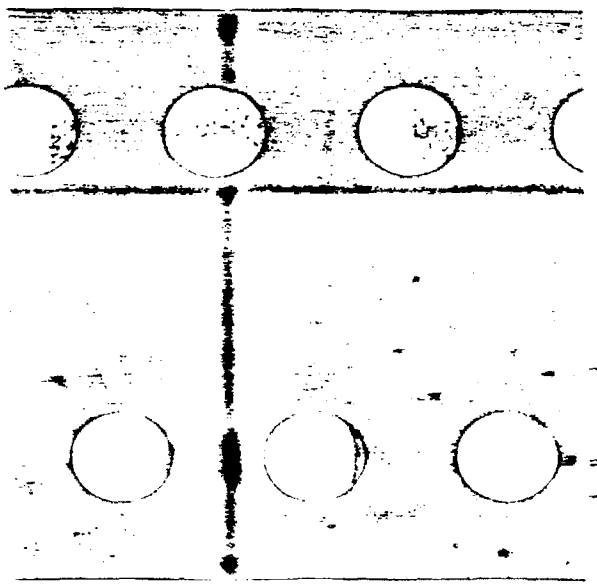
Being the same property conveyed to H & R Investments, a Tennessee general partnership, from Ernest B. Williams, IV, Successor Trustee, by deed of record in Book 9258, page 472, Register's Office for Davidson County, Tennessee.

himelric\quailcrk\frost\docs\warrdeed

23612

94 MAR -3 PM 3:23

REGISTER
DAVIDSON CO. TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9267 PAGE 259

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	38000.00
DEN TX	140.60
PRFEE	1.00
MDEED	8.00
TOTAL	149.60
CHECK	149.60

03/03/94 01 15:24 0001 7277



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23612

94 MAR -3 PM 3:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 762701