Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Celestia F. Frost 234 Bonnalynn Dr. Hermitage, TN 37076	Same	51-15-A Parcel 62C0

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 L-62, 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. [illegible] 149.60

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, Nicki L. Orrick, a Notary Public in and for said State and County, 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 a partner of **H & R Investments**, a Tennessee general partnership, the within named bargainor, and that he as general partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

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

_____
Notary Public

My Commission Expires:

Sept 24, 1994

Exhibit A

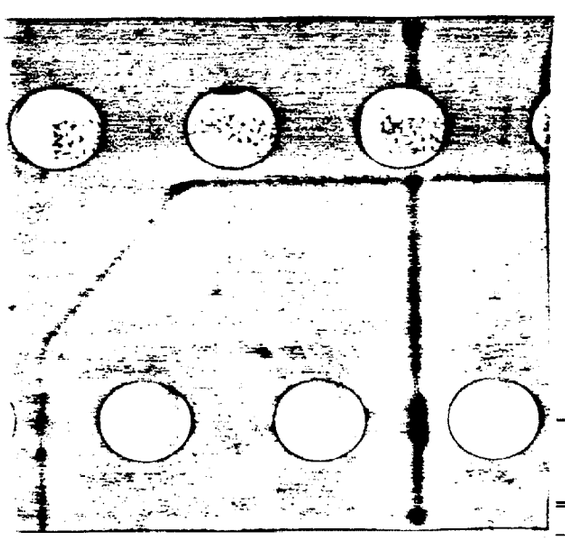
The improved real property conveyed by this Warranty Deed is described as follows:

> Being Unit No. L-62, as shown on the Plat of Quail Creek Condominiums, 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 Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., in said Register's office.
>
> Being the same property conveyed to H & R Investments by deed from Quail Creek, Inc., a Tennessee corporation of record in Book 6574, page 6574, Register's Office for Davidson County, Tennessee.

himelric\quailcrk\frost2\docs\warrdeed

23514

94 MAR -3 PM 3:25



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

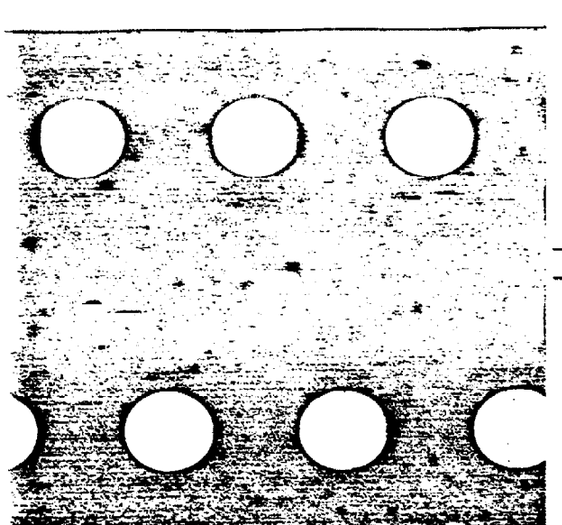
RECEIVED OF _____

FOR _____

BOOK 9267 PAGE 270

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



MAMT 38000.00
ERR CO
MAMT 38000.00-
CAMT 38000.00
CON TX 140.60
PRFEE 1.00
WDEED 8.00
TOTAL 149.60
CHECK 149.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/94 01 15:26 0001 7279

23614
IDENTIFICATION REFERENCE

94 MAR -3 PM 3:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 762703