BOOK 9372 PAGE 214

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Walton Timothy McCormack
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF May 94
Diane L. Gregory
Notary Public
MY COMMISSION EXPIRES 7/23/95
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Walton Timothy McCormack	Same as New Owner	51-15A-12
c/o Jane McCormack (NAME)	(NAME)	
134 Courtney Cove (ADDRESS)	(ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lesa Ann Leonard Grubbs and Husband Ralph E. Grubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walton Timothy McCormack

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. C-12 as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89 and 90, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Lesa Ann Leonard by Warranty Deed from E. Michael Haynes and wife, Susan H. Haynes, of record in Book 8288, page 87, said Register's Office.

The said Lesa ann Leonard having since married Ralph E. Grubbs.

Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, option, burden, assessments and other undertakings contained in the Master Deed of record in Book 6328, page 44; Book 6340, page 411, said Register's Office, and By-Laws of record in Book 6328, page 74, said Register's Office, and as shown on the Plat of Quail Creek Condominium, of record in Book 6328, pages 89 and 90, said Register's Office, to which reference is hereby made.

58797

IDENTIFICATION REFERENCE

94 JUN -8 AM 8:00
FELIX E. ELLIS
DAVIDSON COUNTY, TN

This is unimproved ( ) property known as 420 Walton Lane, Unit C-12, Quail Creek Condominiums
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
Madison TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness our hand s this 31st day of May, 19 94

Lesa Ann Leonard Grubbs
Lesa Ann Leonard Grubbs

Ralph E. Grubbs
Ralph E. Grubbs

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lesa Ann Leonard Grubbs and husband, Ralph E. Grubbs

the bargainor S, 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 Madison, Tennessee, this 31st day of May, 94.

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

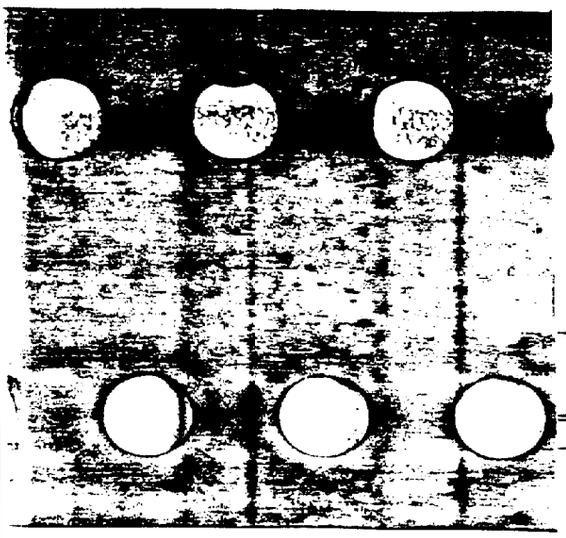
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

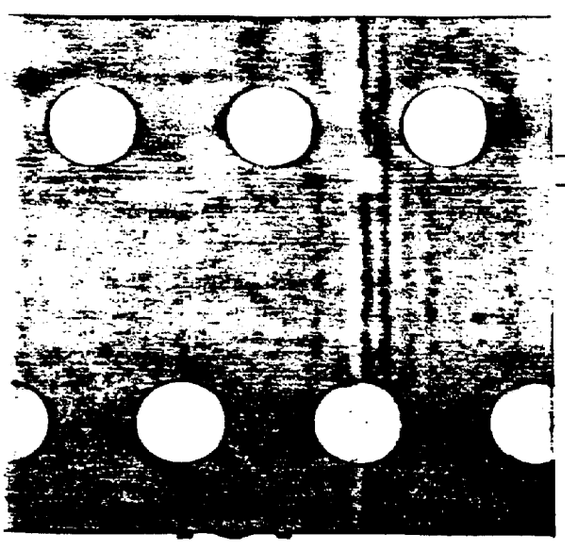
WARRANTY DEED

FROM:
Lesa Ann Leonard Grubbs and husband,
Ralph E. Grubbs

TO:
Walton Timothy McCormack

3666 06/08 0101 CHECK 157.00





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
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 40000.00	
			CON TX 148.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 157.00	
			CHECK 157.00	
06/08/94	01		09:06 0001 3666	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58797
IDENTIF. & REFERENCE

94 JUN -8 AM 9:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 800429