[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Pansy H. Batts]	Source One Mortgage Services	MAP and PARCEL
[1109 Quail Court West]	Attn: Tax Dept.	108-8-B-16
[Nashville, TN 37214]	27555 Farmington Road	
	Farmington Hills MI 48334	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Carol M. Grigsby, unmarried, and Mary Emma Grigsby, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Pansy H. Batts, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

1114 06/28 0101 03CHECK 190.30

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 16, Lot No. 14 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase II, Quail Valley of record in Plat Book 5200, Page 395, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Carol M. Grigsby and Mary Emma Grigsby, by deed from Darrell E. Ryan and wife, Donna L. Ryan, of record in Book 7586, Page 202, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1109 Quail Court West, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 395, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4800, Pages 254, in Book 5753, Page 562, as amended in Book 5955, Page 703, and re-recorded in Book 6003, Page 212, said Register's office; 4) By-Laws of record in Book 5857, Page 373, said Register's office; 5) Master Deed of record in Book 5857, Page 371, as re-recorded in Book 5857, Page 502, in Book 5869, Page 814, as amended in Book 5884, Page 534, and amended in Book 6081, Page 130, said Register's office; 6) Easement of record in Book 5200, Page 383, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF Davidson]
[The actual consideration or value, whichever is greater for this]
[transfer is $49,000.00]
[ ]
[Affiant]
[Subscribed and sworn before me this 27th day of June, 1994.]
[ ]
[My Commission Expires: 4/23/94] Notary Public

Pansy H Batts

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **June, 1994**.

Carol M. Grigsby
Carol M. Grigsby

Mary Emma Grigsby
Mary Emma Grigsby

94 JUN 28 PM 2:11
RECEIVED FOR RECORD
RELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

65644
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Carol M. Grigsby, unmarried,** and Mary Emma Grigsby, with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **27th** day of **June, 1994**.

Cindy Smith
Notary Public
My Commission Expires: 7/23/94

File No. 9406-274

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Mary Emma Grigsby, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

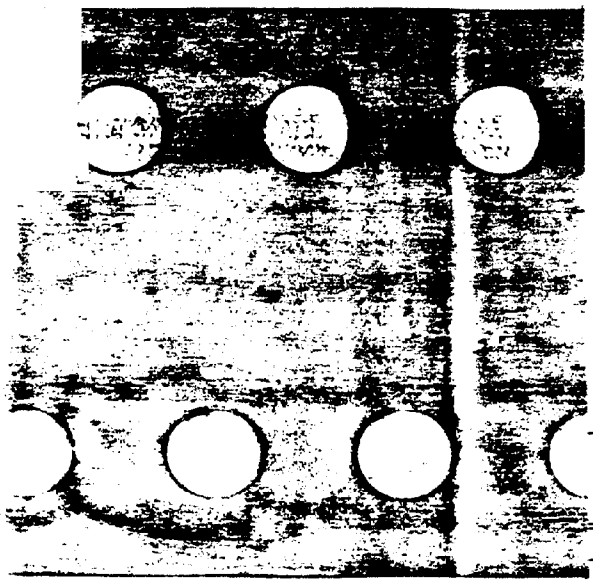
Witness my hand and official seal at Nashville, TN this 27th day of June, 1994.

Lisa D. Vance
NOTARY PUBLIC

LISA D. VANCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:

10-14-94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9390 PAGE 884

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	49000.00
CON TX	181.30
PRFEE	1.00
MDEED	8.00
TOTAL	190.30
CHECK	190.30

06/28/94 01 14:11 0001 1114

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65644
IDENTIF. ↑ REFERENCE

94 JUN 28 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807790