BOOK 9402 PAGE 648

WARRANTY DEED

FROM: Robert Clement, Executor for the Estate of Gary Clement
TO: James H. Woody and wife, Robin G. Woody

Address New Owner(s):

Mr. & Mrs. Woody
219 Barley Mill Road
Old Hickory, Tennessee
37138

Send Tax Bills to:
same

Map-Parcel No.
108-8-E 5CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville TN 37228

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $48,000.00.

James H. Woody
AFFIANT

Subscribed and sworn to before me, this the 8th day of July, 1994.

NOTARY PUBLIC

My commission expires: March 23, 1996

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert Clement, executor for the Estate of Gary Clement, also known as James Gary Clement, hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto JAMES H. WOODY and wife, ROBIN G. WOODY, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 5, Lot No. 66, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, Page 127 and 128, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Gary Clement, since deceased, by deed from Eddie L. Johnson et ux of record in Book 7452, Page 346, Register's Office for Davidson County, Tennessee, and devised to Bill Castleman under the Last Will and Testament of Gary Clement of record in Will Book 181, Page 451, Probate Court Clerk's Office of Davidson County and further conveyed to Robert Clement, Executor for the Estate of Gary Clement, also known as James Gary Clement, by quitclaim deed from Bill Castleman, of record in Book 9402, Page 646, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1413 Quail Run, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1994.

2. The provisions and requirements of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated; also subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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; also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing

a Horizontal Property Regime of Quail Valley, Section 3, Phase VI of record in Book 5970, page 828, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants filed of record in Book 5931, page 506, Register's Office for Davidson County, Tennessee.
4. Easements, restrictions and encroachments as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Book 5800, pages 127 and 128, Register's office, Davidson County, Tennessee.
5. Rights of tenants under existing lease, if any.

Grantor further covenants and binds himself, his heirs, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating Quail Valley Condominium. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by Quail Valley Condominium. Grantees specifically consent to the terms and conditions of Article 9 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 8th day of July, 1994.

"GRANTOR"

Robert Clement, Executor for the Estate of Gary Clement

69360
IDENTIF. & REFERENCE

94 JUL -8 PM 2:39
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

"GRANTEES"

James H. Woody

Robin G. Woody

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurst, a Notary Public in and for said County and State, Robert Clement, Executor of the Estate of Gary Clement, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

5027 07/08 0101 03CHECK 186.60

My commission expires: March 23, 1996

STATE OF Tennessee
COUNTY OF Davidson

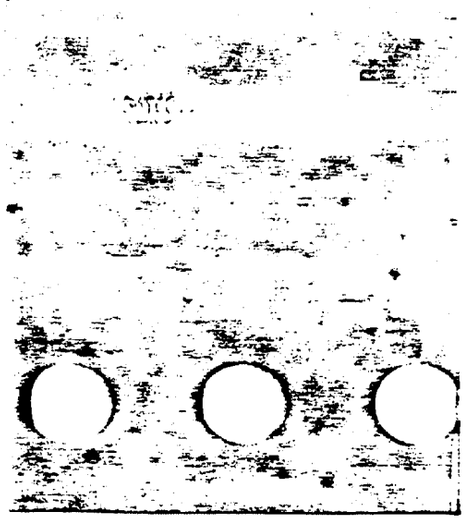
Personally appeared before me, Mimi S. Hurst, a Notary Public in and for said County and State, James H. Woody and Robin G. Woody, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of July, 1994.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My commission expires: March 23, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

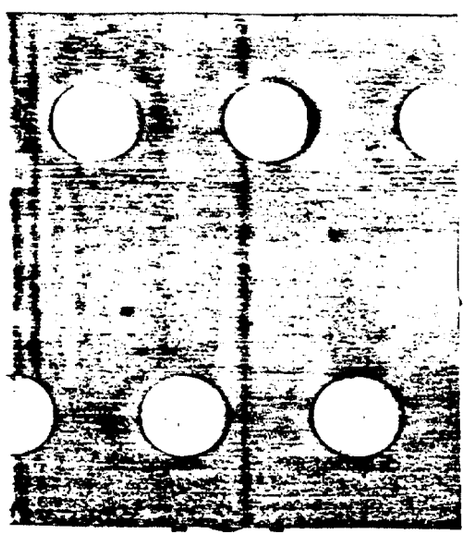
RECEIVED OF _____

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
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

07/08/94 01 14:39 0001 5087

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69360
IDENTIF. ↑ REFERENCE

94 JUL -8 PM 2:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811718