File B. + 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9450 PAGE 630

ADDRESS NEW OWNER:
Rita R. Reed
1324 Quail Valley Road
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 108-12A
PARCEL 45
3D87241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Pamela J. Reeves and husband, Harold Reeves, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Rita R. Reed, unmarried, unmarried , 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:

> A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 45, Lot No. 30, in a Horizontal Property Regime as shown on the condominium site plan of Quail Valley Condominium, Section 4, Phase VII, of record in Plat Book 5200, Page 522 and 523, in the Register's Office, Davidson County, Tennessee.
>
> BEING a part of the same property conveyed to Pamela J. Reeves by Quitclaim Deed from Harold Reeves of record in Book 8817, Page 15, Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Quail Valley Condominium, Section 4, Phase VII, as of record in Plat Book 5200, Page 522 and 523, and Master Deed of record in Book 5884, Page 534 and amended in Book 6058, Page 828 and in Book 6081, Page 130; By-Laws of record in Book 5884, Page 566; Deed to common area of record in Book 6181, Page 154, less that portion conveyed in Book 7716, Page 828; and Restrictions contained in Deed of record in Book 4800, Page 254, said Register's Office.

Harold Reeves herein joins to convey any and all rights and interests he may have, if any.

This is part of the same description as in previous deed of record.

This is improved property known as 1324 Quail Valley Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rita R. Reed, unmarried, their heirs and assigns, forever; and we, Pamela J. Reeves and husband, Harold Reeves 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of August, 1994.

Pamela J. Reeves

Pamela J. Reeves

Harold Reeves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Pamela J. Reeves and husband, Harold Reeves 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

AFFIANT

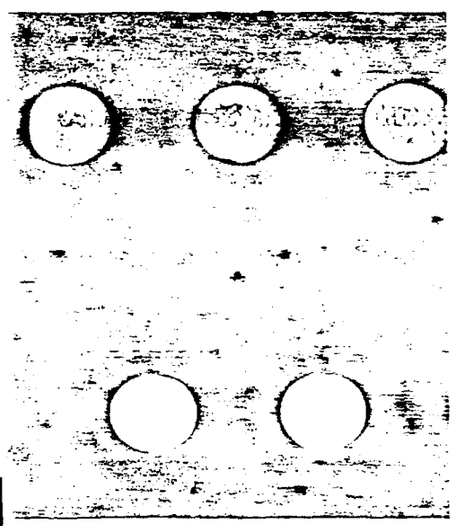
Subscribed and sworn to before me this 22nd day of August, 1994.

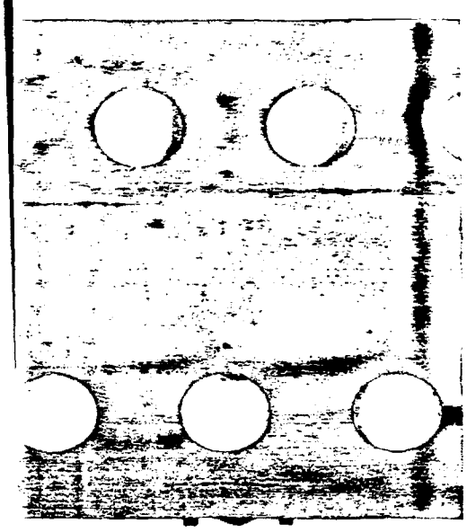
NOTARY PUBLIC
My Commission Expires: 9-21-96

86234
IDENTIF. ↑ REFERENCE

94 AUG 30 PM 2:39
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3403 08/30 0101 03CHECK 190.30





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

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 632

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
				MTEED 8.00
				TOTAL 190.30
				CHECK 190.30
			08/30/94 01	14:38 0001 3403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86234
IDENTIF. & REFERENCE

94 AUG 30 PM 2:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829793