NAME AND ADDRESS OF NEW OWNER:
Henry M. Winecoff and
Fredrick W. Sparling
2814 McGavock Pike
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:
George H. White, P.C.
Attorney at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 108-08-0-D01400

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 considerations, the receipt of which is hereby acknowledged, the undersigned, Karen D. Vaughn, unmarried, has this day bargained and sold and does hereby transfer and convey unto Henry M. Winecoff and Fredrick W. Sparling, both married, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> A certain condominium apartment in Davidson County, Tennessee, described as follows:
>
> Being Unit 14, Lot 19, in a Horizonal Property Regime shown on the condominium site plan, Section III, Phase V, Quail Valley, as of record in Plat Book 5200, page 435, of the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Karen Vaughn by deed of record in Book 9030, page 372, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 4800, page 254, of said Register's Office; to the Master Deed and By-laws for Quail Valley Condominiums of record in Book 5931, page 506, of said Register's Office; to the setback lines, easements, restrictions, reservations and other matters shown on plat of record in Book 5200, page 435, of said Register's Office; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 1222 Quail Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except by lien of the 1995 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 11th day of January, 1995.

Karen D. Vaughn

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 11th day of January, 1995, before me personally appeared Karen D. Vaughn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, on the 11th day of January, 1995.

Notary Public

My commission expires: 3/25/98

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $43,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 11th day of January, 1995.

Notary Public

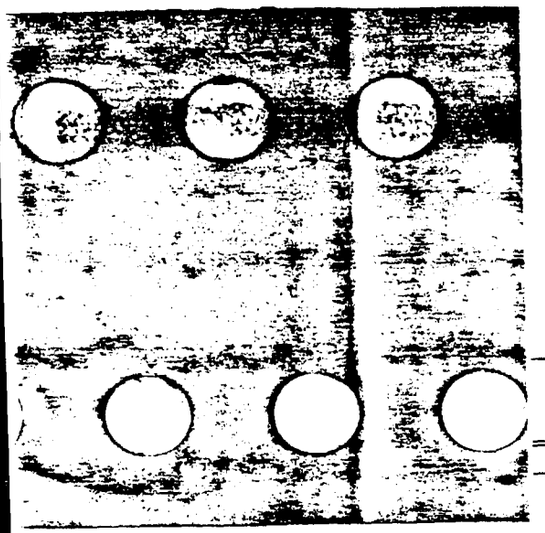
My commission expires: 3/25/98.

25878

IDENTIFICATION/REFERENCE

95 JAN 17 PM 2:22

1536 01/17 0101 03CHECK 168.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

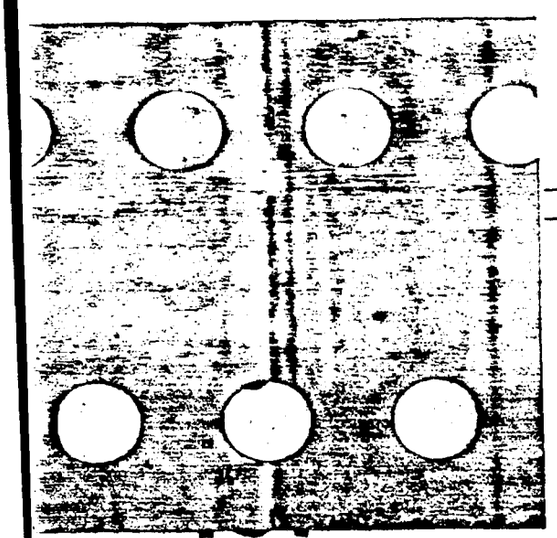
RECEIVED OF _____

FOR _____

BOOK 9572 PG 584

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	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
TOTAL	168.10
CHECK	168.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 2586

25878

IDENTIF. & REFERENCE

95 JAN 17 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

No. 872418