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

File Box 24

BOOK 9594 PG 162

ADDRESS NEW OWNER:
Creekwood Property Management
242 West Main, Suite 120
HENDERSONVILLE TN 37075

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Colonial Mortgage Company
P. O. Box 2571
Montgomery, AL 36105

MAP AND PARCEL:
MAP 108-8-D
PARCEL 01.00 CO
3D-86552

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gene W. Floyd, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Creekwood Property Management, a sole proprietorship, hereinafter called the Grantee, it's successors 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 1, Lot No. 68 in a Horizontal Property Regime of Section 3, Phase VI, Quail Valley of record in Plat Book 5800, pages 127 and 128, said Register's Office, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gene W. Floyd, unmarried, by Quitclaim Deed from G. Macalegal and wife, Shirley Macalegal of record in Book 9265, Page 129, Register's Office for Davidson County, Tennessee.

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

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Colonial Mortgage Company of record in Book 6875, Page 665, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 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, of record in Book 5970, page 828, Register's Office for Davidson County, Tennessee.

This is improved property known as 1405 Quail Run, 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 Creekwood Property Management, it's successors and assigns, forever; and I, Gene W. Floyd, unmarried do covenant with the said Grantee that I am 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 I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's successors 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 my hand this the 9th day of February, 1995.

Gene W. Floyd

Gene W. Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gene W. Floyd, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 9th day of February, 1995.

NOTARY PUBLIC

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of February, 1995.

NOTARY PUBLIC
My Commission Expires: 9-21-96

DIANE MULLANE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

33800
IDENTIF. & REFERENCE

95 FEB 13 AM 11:29
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXCL 02/13 11:01 03CHECK 201.40

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

RECEIVED OF _____

FOR _____

BOOK 9594 PG 164

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

DAMT	52000.00
CON TX	192.40
PRFEE	1.00
MDEED	8.00
TOTAL	201.40
CHECK	201.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33800
IDENTIF. & REFERENCE

95 FEB 13 AM 11:29
FELIX Z. WILSON, JR., REGISTER
DAVIDSON COUNTY, TN.

No. 881067