BOOK 9913 PG 670

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37252
Dav. Co. File: Box 8

95 JAN 10 AM 10:50

0139580

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse L. Tate Carolyn H. Tate 5107 Longstreet Drive Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 051-15-A-27 11DZ 17302

WARRANTY DEED

6402 01/10 0101 03CHECK 184.75

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonell McBroom, Jr. and spouse, Wilma McBroom,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse L. Tate and spouse, Carolyn H. Tate,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-27 on the plan of Exhibit C of the Master Deed and By-Laws of Quail Creek Condominiums Establishing a horizontal property regime, of record in Book 6328, page 44, Register's Office for said County and to which exhibit reference is hereby made for a more complete description thereof.

BEING the sane property conveyed to Bonell McBroom, Jr. and wife, Wilma McBroom by deed from Quail Creek, Inc., a Tennessee Corporation of record in Book 6500, page 446 and by Deed of Correction of record in Book 6582, page 880, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6328, Page 44, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 420 Walton Lane, F-27, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9 day of January, 1996.

Bonell McBroom, Jr.

Wilma McBroom

State of Tennessee
County of Macon

On this 9 day of January, 1996, before me the undersigned authority, personally appeared **Bonell McBroom, Jr.** and **Wilma McBroom**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 6-24-97

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 47500.00

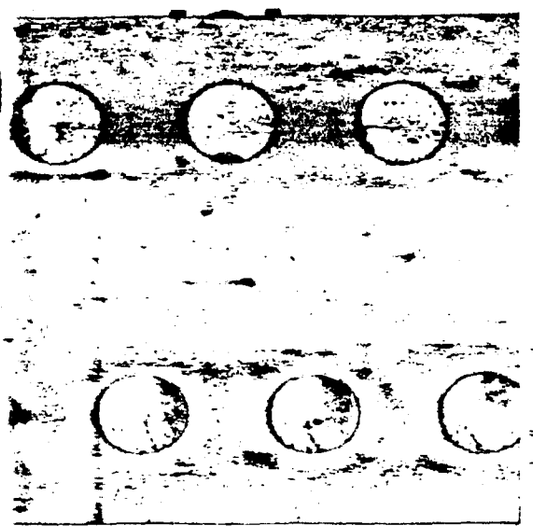
Affiant

Sworn and subscribed before me on the 9th day of January, 1996.

Notary Public

My Commission Expires:

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

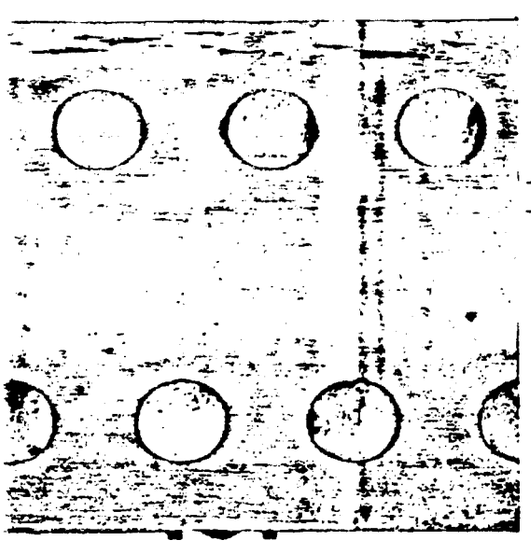
RECEIVED OF _____

FOR _____

BOOK 9913 PG 672

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	47500.00
CON TX	175.75
PRFEE	1.00
WDEED	8.00
TOTAL	184.75
CHECK	184.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5402

0139580

IDENTIF. & REFERENCE

95 JAN 10 AM 10:50

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 994738