WARRANTY DEED

BOOK 10036 PG 32

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Anna M. Whaley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 1996

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNA M. WHALEY (NAME)	Franklin American Mortgage (NAME)	MAP 108-8-B
1115 Quail Court (ADDRESS)	214 Overlook Court (ADDRESS)	PARCEL 13.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patricia S. Wingo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNA M. WHALEY, 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 Apartment in Davidson County, Tennessee, being Unit 13, Lot No. 13 in a Horizontal Property Regime as shown on the condominium site plan of Section 2, Phase II Quail Valley, of record in Plat Book 5200, page 395, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Ded, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Patricia S. Wingo by deed from Gregory L. Stiles and wife, Mary Lee Stiles, as tenants by the entirety of record in Book 6623, page 469, Register's Office for Davidson County, Tennessee. The said Patricia S. Wingo has since married and is now known as Patricia S. Wingo-Gass.

Subject to setback lines, easements, and all matters, etc., of record in Plat Book 5200, page 395, said Register's Office.

BOBBY J. GASS husband, of the above named PATRICIA S. WINGO-GASS, joins in

CONTINUED

unimproved ( )
This is improved (X) property, known as 1115 QUAIL COURT, NASHVILLE, TENNESSEE 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of April, 1996

PATRICIA S. WINGO
By: Patricia S. Wingo by Jenny Oswalt
JENNY OSWALT, ATTORNEY-IN-FACT

BOBBY J. GASS
By: Bobby J. Gass by Jenny Oswalt
JENNY OSWALT, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 1996, before me personally appeared Jenny Oswalt to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Patricia S. Wingo-Gass and husband Bobby J. Gass, and acknowledged that she executed the same as the free act and deed of said Patricia S. Wingo-Gass and husband, Bobby J. Gass.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1996.

Notary Public Debra Wicke

My Commission Expires: 6/10/98

LEGAL DESCRIPTION CONTINUATION

this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This instrument is being executed in behalf of PATRICIA S. WINGO-GASS AND HUSBAND, BOBBY J. GASS, pursuant to a Power of Attorney being filed for record simultaneously herewith.

BOOK 10036 PG 34

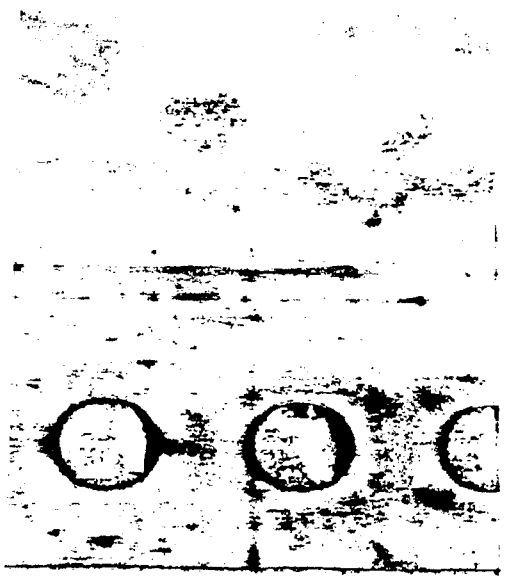
6959 05/02 0101 CHECK 223.90

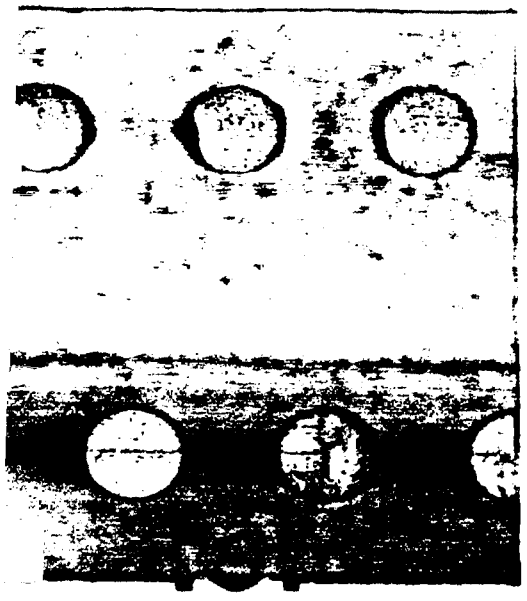
D 177494

IDENTIF. + REFERENCE

96 MAY -2 AM 10: 15

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10036 PG 35

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
TOTAL 223.90
CHECK 223.90
05/02/96 01 10:20 0001 6959

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177494
IDENTIF. ← REFERENCE

96 MAY 22 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034993