WARRANTY DEED

BOOK 10123 PG 194

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Carol Gainer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Gainer (NAME)	Owner (NAME)	MAP 149-5-0-A
153 Pepper Ridge Circle (ADDRESS)	(ADDRESS)	PARCEL 153CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(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, Quazar Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Gainer, 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:

BEING Unit No. 153, on the plan of 2nd Revision to Phase 5, Pepper Ridge Condos, of record in Plat Book 7900, Page 560, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Quazar Partnership by deed from Robert M. Wilson, Jr., as Substitute Trustee, of record in Book 10090, Page 264, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deeds, of record in Book 7466, Page 248, Book 8672, Page 17, and Record Book 8856, Page 867, said Register's Office.

96 JUL 22 PM 2:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0206028

unimproved ( )
This is improved (X) property, known as 153 Pepper Ridge Circle, Antioch, TN 37013
(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 19th day of July, 19 96

Quazar Partnership
By: Eddy A. Brown
Eddy A. Brown, Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 10123 PG 195

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 _____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 DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Eddy A. Brown_____

and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Partner_____

and _____ respectively of the _____Quazar Partnership_____

the within named bargainor, ~~a corporation~~, and that _____he_____ as such _____Partner_____

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 _____Eddy A. Brown_____

as such _____Partner_____, and attesting the same by the said _____

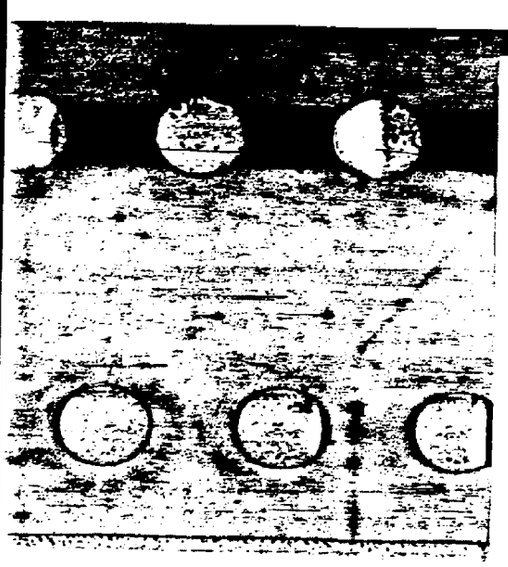
as such _____.

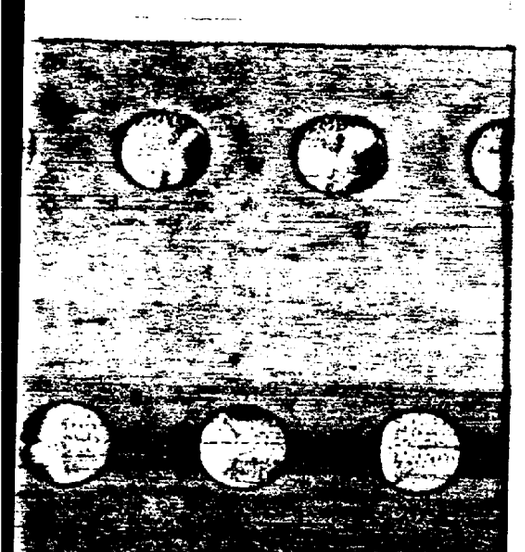
Witness my hand and official seal at office at _____Nashville, TN_____ on this the _____19th_____ day of _____July_____ 19_96_____ .

My commission expires _____May 24, 1997_____

_____
Notary Public

7852 07/22 0101 03CHECK 351.25





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

RECEIVED OF _____

FOR _____

BOOK 10123 PG 196

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

07/22/96 01 14:34 0001 7852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206028
IDENTIFICATION REFERENCE

6 JUL 22 PM 2:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065490