This instrument prepared by :
Michael Davis and Associates
109 East Avenue
P.O. Box 485
Goodlettsville, TN 37070-0485

Send Tax Bills to :
Walter B. Qualls
639 Heritage Drive
Madison, TN 37115
(address)

Map: 42
Group: 11
Parcel: 99

BOOK 10170 PG 213

96 AUG 28 PM 12:37
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP
IDENTIF. ✦ REFERENCE
02 18 996

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Maeola H. Ethridge., have bargained and sold and by these presents do hereby transfer and convey unto, Walter B. Qualls his heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

Land in Davidson County, Tennessee, being Lot. No.11 on the Plan of Heritage Village Section 2, as of record in Book 4460, Page 160, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to W.P. Ethridge and wife, Maeloa H. Ethridge by Quitclaim Deed from W.P. Ethridge and Maeola H. Hutchison (Etnridge) of record in Book 5208, Page 83, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Walter B. Qualls his heirs and assigns, in fee simple forever.

AND I DO COVENANT with the said Walter B. Qualls, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Walter B. Qualls, his heirs and assigns against the lawful claims of all persons whomsoever.

Clarence Ray Williams, Spouse of the Grantor herein, joins in the conveyance for the purpose of relinquishing any and all marital interest he may have in an to the property described herein.

BOOK 10170 PG 214

WITNESS OUR HANDS this 15th day of August, 1996.

Maeola H. Ethridge

Maeola H. Ethridge a/k/a Maeola H. Hutchison a/k/a Maeola H. Williams

Clarence Ray Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1802 08/28 0101 03CHECK 486.30

Personally appeared before me, a Notary Public, Maeola H. Ethridge and Clarence Ray Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and whom acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN this 15th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Jan 5, 1999

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 129,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

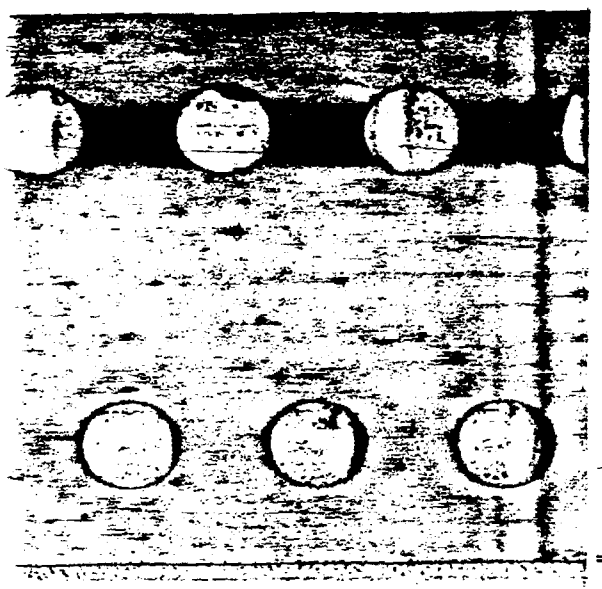
AFFIANT

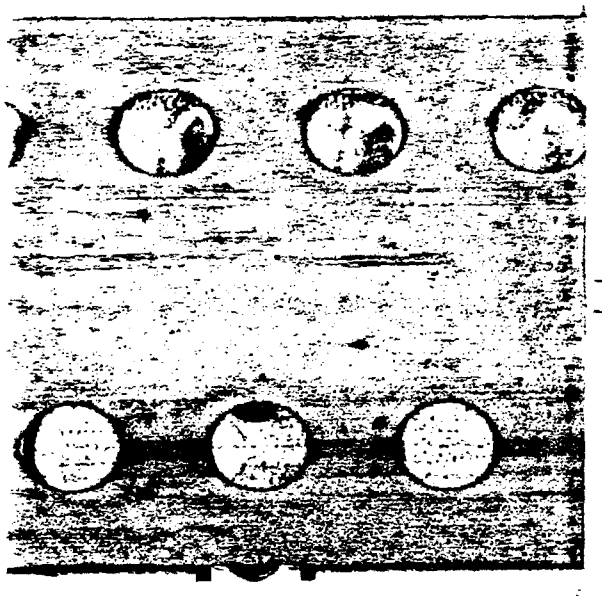
Subscribed and sworn to before me this the 15th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES :

Jan 5, 1999





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10170 PG 215

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		
			129000.00	
			CON TX 477.30	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 486.30	
			CHECK 486.30	
08/28/96	01	12:42	0001	1802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 18996
IDENTIF. ↑ REFERENCE

96 AUG 28 PM 12:37

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1024333