File Docket

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

BOOK 10198 PG 58

ADDRESS NEW OWNER:
Pat A. Beaver
1227 Quail Road
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP AND PARCEL:
MAP 108-8D
PARCEL 33
3D86447

WARRANTY DEED

1009 09/20 0101 03CHECK 197.70

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Danny Pennington and wife, Mary Ann Pennington, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pat A. Beaver, a Single Person , 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 unit in Davidson County, Tennessee, described as follows: Unit No. 33, Lot No. 60, in a Horizontal Property Regime as shown on the condominium site plan of Section Three, Phase Five, Quail Valley, as of record in Plat Book 5200, Page 435, in the Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Danny Pennington, an individual , by deed from Ronald C. George and wife, Teresa D. George of record in Book 6798, Page 1, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 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 Section Three, Phase Five, Quail Valley, as of record in Plat Book 5200, Page 435, and Master Deed of record in Book 5884, Page 534, made applicable in Book 5931, Page 508, amended in Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, made applicable in Book 5931, Page 508; Restrictions contained in Deed Book 4800, Page 254; Restrictions of record in Book 5931, Page 506; Deed conveying Common Area of record in Book 6002, Page 539; Charter Amendments of record in Book 6371, Page 105, and Book 7872, Page 35; and all matters on Plat of record in Book 5200, Page 433, said Register's Office.

Mary Ann Pennington herein joins to convey any and all rights and interests she may

have, if any.

This is the same description as in previous deed of record, BOOK 10198 PG 59

This is improved property known as 1227 Quail Road, 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 Pat A. Beaver, a Single Person, their heirs and assigns, forever; and we, Danny Pennington and wife, Mary Ann Pennington 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of September, 1996.

Danny Pennington
Danny Pennington

Mary Ann Pennington
Mary Ann Pennington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Danny Pennington and wife, Mary Ann Pennington the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of September, 1996.

Dixie Mullens
NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

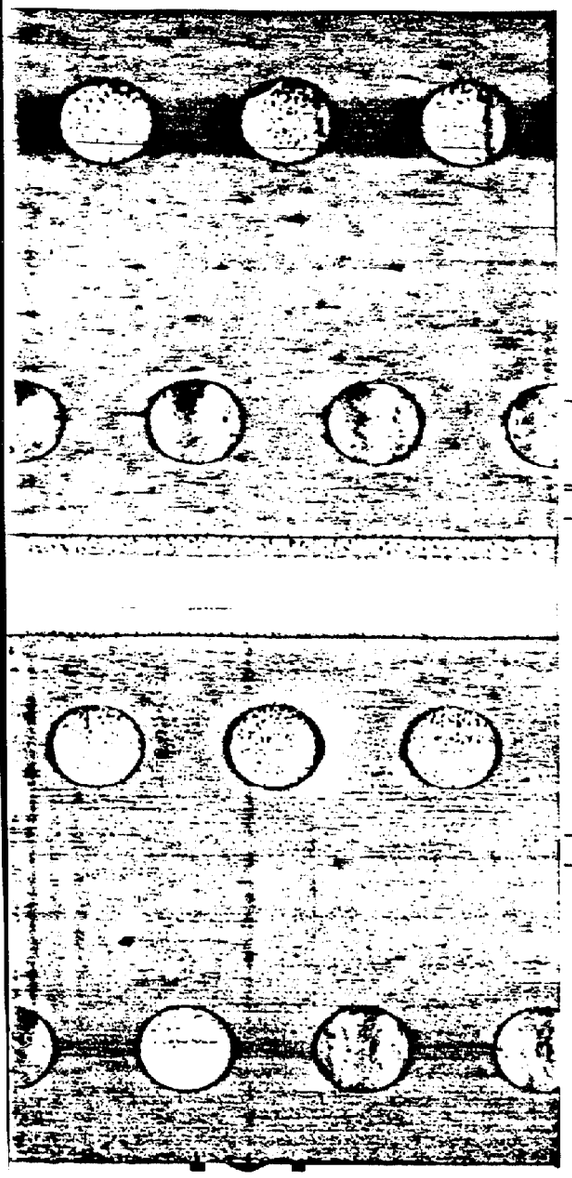
The actual value or consideration, whichever is greater, for this transfer is $ 51,000.00.

Pat A. Beaver
AFFIANT

Subscribed and sworn to before me this 18th day of September, 1996.

Dixie Mullens
NOTARY PUBLIC
My Commission Expires: 9-21-96

02276 13
IDENTIFICATION
96 SEP 20 PM 2:38
FELIX A. ...
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10198 PG 60

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 51000.00
CON TX 188.70
PRFEE 1.00
WDEED 8.00
TOTAL 197.70
CHECK 197.70
09/20/96 01 14:45 0001 1009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227613
IDENTIFICATION REFERENCE

96 SEP 20 PM 2:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1033427