10335

FILED 24

WARRANTY DEED

BOOK 10335 PG 207

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11-25-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet E. Bowker (NAME)	AmSouth Bank of Alabama (NAME)	MAP 108-8E
1410 Quail Run (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 10
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Hoover, AL 35244 (CITY) (STATE) (ZIP)	3D86705

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, Audrey R. Bragg, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet E. Bowker, 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 unit in Davidson County, Tennessee, described as follows: Unit No. 10, in a Horizontal Property Regime as shown on the condominium site plan of Section Three, Phase 6, Quail Valley, as of record in Book 5800, Pages 127 & 128, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Audrey R. Bragg, unmarried by deed from Tejuana E. Holmes and husband Monty H. Holmes of record in Book 9070, Page 912, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Harold S. Kearns, Jr. executed this instrument on behalf of Audrey R. Bragg pursuant to a Power of Attorney which is being placed of record currently herewith.

See Legal Continuation

9831 01/31 0101 03CHECK 219.90

unimproved ( )
This is improved (X) property, known as 1410 Quail Run, Nashville, TN 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 January 19 97

Audrey R. Bragg
By: Audrey R. Bragg ATTORNEY-IN-FACT
Harold S. Kearns, Jr., Attorney-in-fact

BOOK 10335 PG 208

STATE OF TENNESSEE
COUNTY OF

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

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

FELIX Z. JACKSON, REGISTER
DAVIDSON COUNTY, TN.
97 JAN 31 PM 1:47

IDENTIFICATION REFERENCE

02688816

STATE OF Tennessee)
COUNTY OF Davidson)

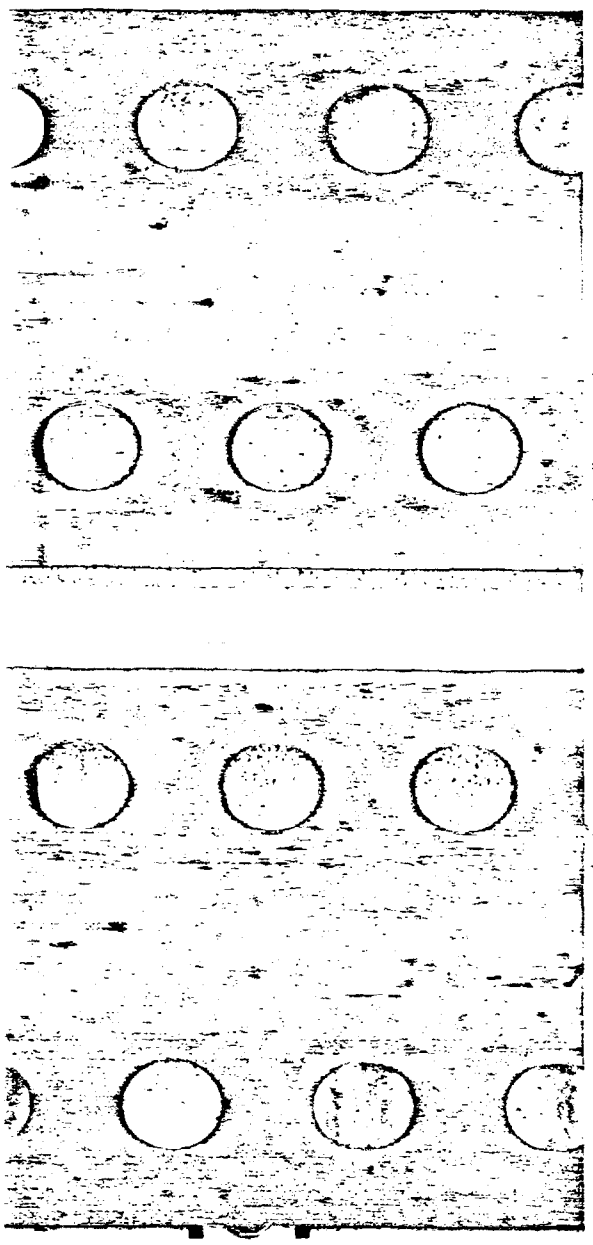
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold S. Kearns, Jr. as Attorney-in-Fact for Audrey R. Bragg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 1997.

Diane Mullane
NOTARY PUBLIC

My Commission Expires: 11-25-2000

Legal Continuation

The premises herein 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 6, Quail Valley, as of record in Book 5800, Pages 127 & 128, and Master Deed of record in Book 5884, Page 534, made applicable in Book 5970, Page 828, amended in Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, made applicable in Book 5970, page 828; Restrictions of record in Book 5931, Page 506; Deed Containing Restrictions in Book 4800, Page 254; 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.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10335 PG 209

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	8.00
			TOTAL	219.90
			CHECK	219.90

01/31/97 01 13:49 0001 9831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02688816

IDENTIF. & REFERENCE

97 JAN 31 PM 1:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112288