WARRANTY DEED

BOOK 10433 PG 73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Judith A. Clanton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 97

NOTARY PUBLIC
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
Judith A. Clanton (NAME)	First Trust Mortgage Company (NAME)	MAP 108-08-E
1307 Quail Valley Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 27CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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, Gil Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith A. Clanton, 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. 27, Lot No. 55 in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, of record in Book 5800, pages 127 and 128, 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 Gil Smith, unmarried by deed from Gabriella Trubridge and Jeff Richard, of record in Book 10313, Page 483, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4800, Page 254; and Book 5931, page 506, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 5970, page 128; and Book 5970, page 828, Register's Office for said County.

4685 04/29 0101 03CHECK 245.80

unimproved ( )
This is improved (X) property, known as 1307 Quail Valley Road, 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 25th day of April 19 97

Gil Smith

Gil Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10433 PG 74

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gil Smith, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 19 97.

Commission expires May 24, 1997

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 _____.

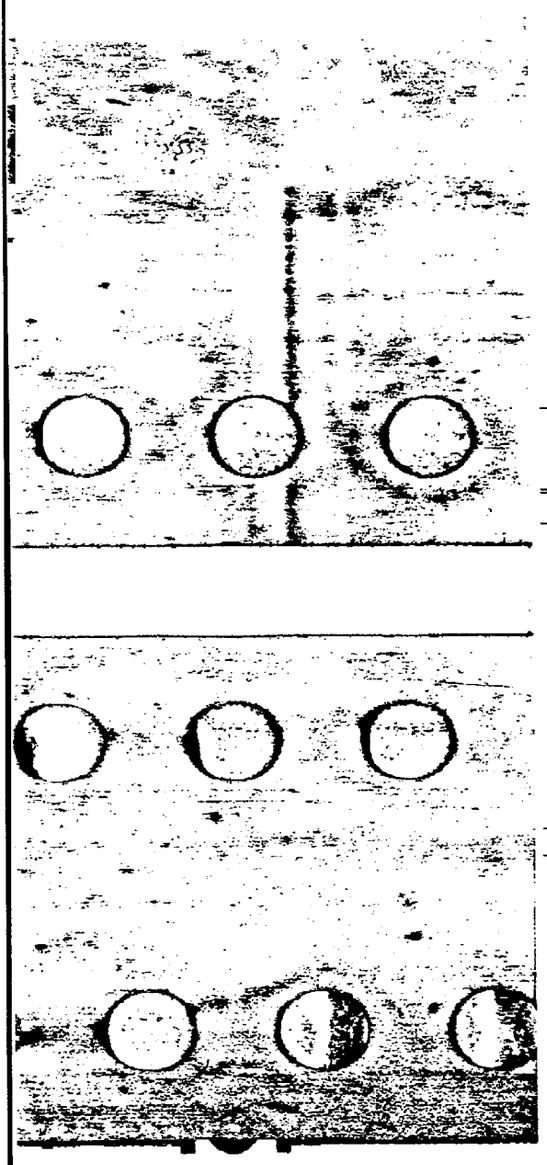
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0299099
IDENTIFICATION REFERENCE

97 APR 29 PM 2:02
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10433 PG 75

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	64000.00
			CON TX	236.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	245.80
			CHECK	245.80
04/29/97	01	14:04	0001	4685

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299099
IDENTIF. ↑ REFERENCE

97 APR 29 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1144786