BOOK 10570 PG 322

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 19 97 Notary Public MY COMMISSION EXPIRES: 7/24/99 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demica D. Baxter (NAME)	Pacific American Mortgage (NAME)	108-8A
1218 Quail Road (ADDRESS)	444 North Central Expressway (ADDRESS)	12CO 3D 86409
Nashville, Tennessee (CITY) (STATE) (ZIP)	Dallas, Tx 75204 (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, Chad M. Winget and John G. Winget and wife Amanda B. Winget HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Demica D. Baxter

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 apartment in Davidson County, TN, being Unit No. 12 on the Plan of Section Two, Phase IV, Quail Valley, of record in Book 5800, pages 69 & 70, RODC, TN which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Chad M. Winget, a single person and John G. Winget, a single person by deed from Kymbirlee Mooreland, a single person of record in Book 10057, page 501, Register's Office for Davidson County, Tennessee.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Quail Valley CONDOMINIUMS AS RECORDED IN BOOK 5903, PAGE 149 and amended in Book 6081, page 130, REGISTER'S OFFICE FOR SAID COUNTY.

This conveyance is subject to any and all existing easements of record.

This is not the principal residence of the Grantor, John G. Winget.

unimproved ( )
This is improved (X) property, known as 1218 Quail Road, Nashville, Tennessee
(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 our hand s this 14th day of August, 19 97

Chad M. Winget Amanda B. Winget

Chad M. Winget

John G. Winget BY Chad M. Winget ATT. IN FACT.

John G. Winget

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chad M. Winget ~~and John G. Winget~~ J. Winget and Amanda

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August 1997.

Commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

On this, 14th day of August, 1997, personally appeared before me, Chad W. Winget, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of John G. Winget and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 14th day of August, 1997

My commission expires 5-28-2000

Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

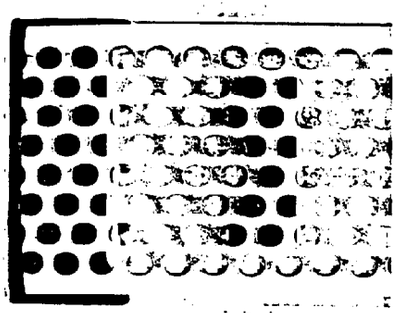
0337972

97 AUG 15 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7315 08/15 0101 03CHECK

2:2-08



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

RECEIVED OF _____

FOR _____

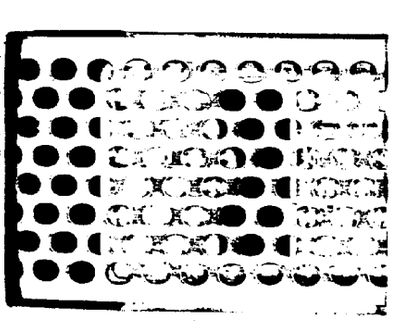
BOOK 10570 PG 324

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
			CHRT	[illegible]
			CON TX	253.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	262.00
			CHECK	262.00

08/15/97 01 14:23 0001 7315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0337972
IDENTIFICATION REFERENCE

97 AUG 15 PM 2:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186377