This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10889 PG 1

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James Scott Eddins 1305 Quail Court, Unit 5 Donelson, TN	NationsBanc Mortgage Corporation P. O. Box 35140 Louisville, KY 40232	108-8C-5.00

WARRANTY DEED

For and in 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, **I, Tipton Randall Brown,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **James Scott Eddins and wife, Cassandra M. Eddins,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 72, Unit 5 on the plan of Horizontal Property Regime, Condominium Site Plan, Section 2, Phase III, Quail Valley, of record in Book 5200, page 417, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Tipton Randall Brown by deed from Henry G. Cisneros, Secretary of HUD of record in Book 9922, page 787 Register's Office of Davidson County, TN.

4883 04/16 0101 03CHECK 266.19

Subject to the following restrictions and conditions:

1. 1998 Taxes are a lien, but not yet due and payable.
2. Additional restrictions of record in Book 4800, age 254 and Book 5753, page 562, said Register's Office.
3. All matters on the Plan of record in Book 5200, page 417, said Register's Office.
4. Conveyance of common area in Book 6002, page 547, said Register's Office.
5. Charter of Homeowners Association of record in Book 7872, page 35, said Register's Office.
6. Master Deed and By-Laws of record in Book 5884, page 534 and amended in Book 6081, page 130, said Register's Office.
7. Subject to any and all building and zoning regulations of City, County and State.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

RECEIVED FOR REFERENCE
98 APR 16 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

04126288

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.

This improved property is known as: 1305 Quail Court, Unit 5, Donelson, TN 37214.

WITNESS MY HAND THIS 9TH DAY OF APRIL, 1998 IN FRANKLIN, TENNESSEE.

TIPTON RANDALL BROWN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Tipton Randall Brown,** the within named bargainor with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9th day of April, 1998 in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

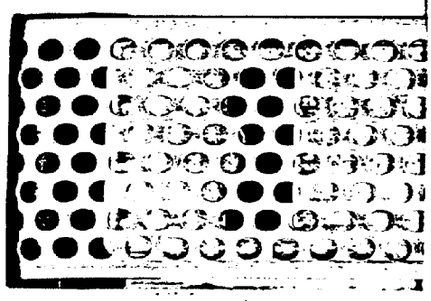
The actual consideration or value, whichever is greater for this transfer is $69,500.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 9th day of April, 1998, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002



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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 3

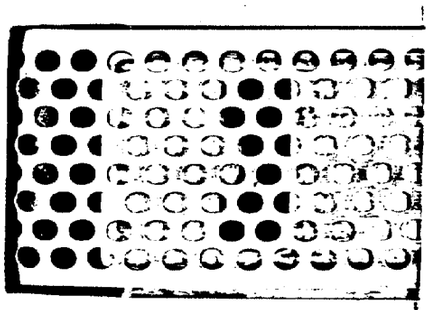
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 69500.00
				CON TX 257.19
				PRFEE 1.00
				WDEED 8.00
				TOTAL 266.19
				CHECK 266.19
04/16/98	01			11:12 0001 4883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426288
IDENTIFYING REFERENCE
98 APR 16 AM 11:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281035