0493870

BOOK 11133 PAGE 80

IDENTIFICATION REFERENCE

98 SEP 30 AM 10:31

REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **September, 1998** between REGINA L. KIRBY BINKLEY, A MARRIED WOMAN, and HERSHEL BINKLEY, HER HUSBAND, GRANTORs, and BARBARA HALL, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, REGINA L. KIRBY BINKLEY, A MARRIED WOMAN, and HERSHEL BINKLEY, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BARBARA HALL, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 420 WALTON LANE, UNIT G-32, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

HERSHEL BINKLEY, husband of REGINA L. KIRBY BINKLEY, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: Regina L. Kirby Binkley
REGINA L. KIRBY BINKLEY Signature of Seller

Hershel Binkley
HERSHEL BINKLEY

7172 09/30 0101 03CHECK 218-13

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REGINA L. KIRBY BINKLEY and HER HUSBAND, HERSHEL BINKLEY,** the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **September, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

BARBARA HALL and
420 WALTON LANE, G-32
MADISON, TN 37115

Property Address:

420 WALTON LANE, UNIT G-32
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 051-15-0-A, PARCEL 032.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$54,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Barbara B Hall
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 1998.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Unit No. G-32 as shown on the Plat of Quail Creek Condominiums, of record in Book 6328, pages 89-90, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowner's Association, all as described in Book 6328, page 44, et seq., Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to REGINA L. KIRBY, UNMARRIED, by Warranty Deed from THE SECRETARY OF HUD, of record in Book 9590, page 667, Register's Office for Davidson County, Tennessee. REGINA L. KIRBY subsequently married HERSHEL BINKLEY and is now Regina L. Kirby Binkley.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 051-15-0-A, PARCEL 032.00, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 505.62).

2. All matters as set forth on the Site Plan attached to the Master Deed, and found in Book 6328, page 89-90, said Register's Office.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Quail Creek Condominiums appended thereto, of record in Book 6328, page 44, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11133 PAGE 83

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
			MAMT	54900.00
			CON TX	203.13
			PRFEE	1.00
			MDEED	12.00
			CFEE	2.00
			VOID	
			MAMT	54900.00-
			CAMT	54900.00
			TOTAL	218.13
			CHECK	218.13
		09/30/98	01	10:32 0001 7172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0493870

IDENTIFICATION REFERENCE

98 SEP 30 AM 10:31

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1352480