BOOK 11360 PG. 89

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 **24th** day of **February, 1999** between SHIRLEY M. COLE SHEPARD, A MARRIED WOMAN, and WALTER R. SHEPARD, HER HUSBAND, GRANTORs, and PAMELA H. SEAGRAVES, UNMARRIED, 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, SHIRLEY M. COLE SHEPARD, A MARRIED WOMAN, and WALTER R. SHEPARD, HER HUSBAND, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto PAMELA H. SEAGRAVES, UNMARRIED, 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 all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, 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 D16, MADISON, TN 37115.

WALTER R. SHEPARD, HUSBAND of SHIRLEY M. COLE SHEPARD, 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.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs 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.

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

BY: Shirley M Cole Shepard
SHIRLEY M. COLE SHEPARD Signature of Seller

Walt R. Shepard
WALTER R. SHEPARD

05543332
ACCEPTANCE & RECORDING REFERENCE

99 MAR -1 PM 12:39

3492 03/01 0101 03:43:20 209.2:

DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SHIRLEY M. COLE SHEPARD, A MARRIED WOMAN, and WALTER R. SHEPARD, HER HUSBAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of February, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

PAMELA H. SEAGRAVES, UNMARRIED
420 Walton Lane, Unit D-16

Property Address:

420 WALTON LANE, UNIT D16
MADISON, TN 37115

Person Responsible for Taxes:

FT MORTGAGE COMPANIES

Map & Parcel #: MAP 051-15-0-A, PARCEL 016.00

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 **$52,500.00** 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.

Pamela H. Seagraves
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **February, 1999.**

Notary Public

Comm. exp 5/28/2000

EXHIBIT 'A'

Being Unit No. D16 as shown on the Plat of Quail Creek of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners' Association, all as described in Book 6328, page 44, et seq., said Register's Office.

BEING the same property conveyed to SHIRLEY M. COLE, UNMARRIED, by Warranty Deed from QUAIL CREEK, INC., of record in Deed Book 6535, page 867, Register's Office for DAVIDSON County, Tennessee. SHIRLEY M. COLE since married, and is now SHIRLEY M. COLE SHEPARD.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 171-15-0-A, PARCEL 016.00).

2. All matters as set forth on the Plan of record in Plat Book 6328, pages 89-93, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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 hereaftert 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.

5. Charter of Quail Creek Homeowners Assn., of record in Book 6340, page 410, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

ECEIVED OF _____

OR _____

BOOK 11360 PG. 92

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0554332

99 MAR -1 PM 12:39

CAMT	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	209.25
CHECK	209.25

03/01/99 01 12:37 0001 1492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430684