File Box #24

BOOK 11422 PG. 443

WARRANTY DEED

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

Samuel B Marks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF April 19 99

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel B. Marks (NAME)	Wilson Bank & Trust (NAME)	MAP 108-8D
292 Farmstead Lane (ADDRESS)	1476 N. Mt. Juliet Road (ADDRESS)	PARCEL 35
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	3D86700

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, Anthony S. Eaves and wife, Doreen S. Eaves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel B. Marks and wife, Sandra J. Marks

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 unit in Davidson County, Tennessee, described as follows: Unit No. 35, Lot 61, in a Horizontal Property Regime as shown on the condominium site plan of Section Three, Phase Five, Quail Valley, as of record in Plat Book 5200, Page 435, Register's Office, Davidson County, Tennessee.

The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Section Three, Phase Five, Quail Valley, as of record in Plat Book 5200, Page 435, and Master Deed of record in Book 5884, Page 534, made applicable in Book 5931, Page 508, as amended in Book 6081, Page 130; By-Laws of record in Book 5884, Page 566, made applicable in Book 5931, Page 508; Restrictions contained in Deed Book 4800, Page 254 and Book 5931, Page 506, and Charter Amendments of record in Book 6371, Page 105 and Book 7872, Page 35; Deed conveying common area of record in Book 6002, Page 539 and all matters on Plat of record in Book

CONTINUED

9395 04/08 01:01 03CHECK 247.80

unimproved ( )
This is improved (X) property, known as 1400 Quail Run, 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 our hand S this 7th day of April, 19 99

Anthony S. Eaves

Doreen S. Eaves
Doreen S. Eaves

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Anthony S. Eaves and wife, Doreen S. Eaves 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 Nashville, Tennessee, this the 7th day of April, 1999.

Alicia Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

5200, Page 433, said Register's Office.

Being the same property conveyed to Anthony S. Eaves by deed from Kymberly K. Jones of record in Book 9413, Page 327, Register's Office, Davdison County, Tennessee. Doreen S. Eaves herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

05711407
IDENTIFICATION REFERENCE
99 APR -8 AM 8:36
BILL BARRETT, REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11422 PG. 445

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

0571407

IDENTIFICATION REFERENCE

99 APR -8 AM 8:36

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	64000.00
CON TX	236.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	247.80
CHECK	247.80

04/08/99 01 08:38 0001 9395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448407