XT IN33503

RETURN TO:
TRANSCONTINENTAL TITLE CO.
RETAIL DIVISION
2605 ENTERPRISE RD. EAST #200
CLEARWATER, FL 33759

BOOK 11641 PAGE 968

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $ ~~XXX~~ $96,700.00

Jenny Loftis
Affiant

Subscribed and sworn to before me, this 3rd day of June, 1999.

My commission expires: 1/20/02

Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
420 WALTON LANE, G-30 MADISON, TN 37115	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 51-15-A-30

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

MICHAEL J. ROBY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ROSE M. ROBY, A SINGLE WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. G-30 AS SHOWN OF THE PLAT OF QUAIL CREEK CONDOMUNIUM, OF RECORD IN BOOK 6328M, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF QUAIL CREEK HOMEOWNER'S ASSOCIATION, ALL AS DESCRIBED IN BOOK 6328, PAGE 44, ET SEQ, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MICHEAL J. ROBY BY DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED FEBRUARY 19, 1999 AND RECORDED IN BOOK 11356, PAGE 938, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 420 WALTON LANE, G-30, MADISON, TN 37115

9941 08/31 0101 03CHECK 220.70

06305577
DOCUMENT # REFERENCE
99 AUG 31 AM 10:13
CECIL CROWELL REGISTER
DAVIDSON COUNTY, TN.

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3rd day of June, 1999.

-Michael J Roby
MICHAEL J. ROBY

State of Tennessee
County of Davidson

On this 3rd day of June, 1999, before me personally appeared Michael J. Roby to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal,
My Commission expires:
5/20/02

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11641 PAGE 970

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

06305777

DLCK/UP. # REFERENCE

99 AUG 31 AM 10:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	56700.00
CON TX	209.79
PRFEE	1.00
MOFEE	8.00
CFEE	2.00
TOTAL	220.79
CHECK	220.79

08/31/99 01 10:12 0001 2841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510896