WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

Instr:200003100024712 Page: 1 OF 2
REC'D FOR REC 03/10/2000 8:43:45AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $258.63

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leo F. Taylor	Norwest Mortgage, Inc.	PO 108 12 288
(NAME)	(NAME)	
3307 Quail View Drive	P.O. Box 5137	3D 92528
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Des Moines, IA 50306-9270	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Chris Thomas, ~~unmarried~~ married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leo F. Taylor, unmarried

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:

Land in Davidson County, Tennessee, BEING Lot 45, Unit No. 15 on the Condominium Site Plan, Phase Seven, Lots 29-52 and 80, Section Four Quail Valley, of record in Plat Book 5200, page 523, as revised in a Revision of Lots 38-45 & 80 Quail Valley, Section Four, Phase Seven, of record in Plat Book 6900, page 815, Register's Office for Davidson County, Tennessee, said Register's Office for to which plan reference is hereby made for a complete description thereof. Subject property was removed from condominium site plan and Quail Valley Homeowners Association by Resolution of record in Book 7716, page 824, said Register's Office, but reinstated by Resolution of record in Book 11401, page 410, said Register's Office and Quitclaim Deed of record in Book 11401, page 422, said Register's Office. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Quail Valley, contained in the Master Deed and By-Laws Appended thereto, recorded in Book 6058, page 828, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chris Thomas by Quitclaim deed from American Holiday Ltd., A General Partnership composed of Richard Haden, Sherry I. Hadden (now Pillai), Chris Thomas and Steve Ray, of record in Book 9765, page 246 and re-recorded in Book 9774, page 971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee;

CONTINUED

unimproved ( )
This is improved (X) property, known as 3307 Quail View Drive, 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 my hand this 29th day of February, 2000

Chris Thomas Sherri Pillai-Thomas

Chris Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Thomas and wife, Sherri Price-Thomas, married

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 Brentwood, Tennessee, this 29th day of February, 2000.

Commission expires 9/23/2003

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office for Davidson County, Tennessee.