Davidson County DEEDWARR
Recvd: 10/06/00 14:58 2pgs
Fees:11.00 Taxes:253.08
20001006-0099769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,400.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of September, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-1-2001

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Annette Kemp
1111 Quail Court West
Nashville, Tennessee 37214

SEND TAX BILLS TO:
First Horizon Home Loan Corporation
P. O. Box 19664
Irving, CA 92623-9664

MAP-PARCEL NUMBERS:
Unit 15, Lot No. 14, Quail Valley

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason T. Allison, and wife, and Rebecca G. Allison, f/k/a/ Becky G. Mathews** hereinafter referred to as Grantors, hereby transfers and conveys to **Annette Kemp, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain condominium apartment in Davidson County, State of Tennessee described as follows, TO WIT:

Being Unit No. 15, Lot No. 14 in a Horizontal Property Regime on the condominium site plan, Section 2, Phase II, Quail Valley, of record in Plat Book 5200, Page395, Register's Office for Davidson, County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jason T. Allison and Becky G. Mathews, k/n/a Rebecca Gail Allison, by Cash Deed dated April 24, 1995, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9655, Page 280, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Condominium Site Plan of Quail Valley, Section 2, Phase II, of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4800, Page 254, Book 5753, Page 562, Book 5857, Page 372, Book 5955, Page 703, and in Book 6003, Page 212, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereon; and also including without limitations all conditions. covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal property Regime of Quail Valley of record in Book 5751, Page 779, Book 5857, Page 371, Book 5857, Page 502, Book 5869, Page 814, Book 5584, Page 534 and in Book 6081, Page 130, Register's Office for Davidson County, Tennessee.

By-Laws of Quail Valley Homeowners' Association of record in Book 5857, Page 373, Register's Office for Davidson County, Tennessee.

Amendment to the Charter of Quail Valley Homeowners' Association, Inc., of record in Book 6315, Page 105 and as further amended in Book 7872, Page 35, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1111 Quail Court West, Nashville, Tennessee 37214.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of September, 2000.

Jason T. Allison

Jason T. Allison

Rebecca G. Allison

Rebecca G. Allison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason T. Allison, and wife, and Rebecca G. Allison, f/k/a/ Becky G. Mathews, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2000.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

Notary Public

10/22/01

My Commission Expires