Davidson County DEEDWARR
Recvd: 02/23/01 14:33 2pgs
Fees:11.00 Taxes:262.33
20010223-0017241

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This instrument prepared by:
Kay B. Housch, Esq., BPR#010995
Beaty & Housch, P.C.
214 Second Avenue North, Suite Two
Nashville TN 37201

FILE NO: 20010021

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Candy Reedus	(NAME) AmSouth Bank	Map 108-8, Group E
(STREET ADDRESS) 1318 Quail Valley Road	(STREET ADDRESS) 2050 Parkway Office Circle	Parcel 22
(CITY) Nashville (STATE) Tennessee (ZIP) 37214	(CITY) Birmingham, AL (STATE) (ZIP) 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **RITA SCALES, unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **CANDY REEDUS, an umarried woman,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 22, Lot No. 28, in a Horizontal Property Regime as shown on the condominium site plan, Section 3,Phase VI, Quail Valley, as of record in Plat Book 5800, pages 127 and 128, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rita Scales, unmarried, by deed of record in Instrument No. 200003060022645, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $70,900.00.

Subscribed and sworn to before me this the 23rd day of February, 2001.

Affiant

My commission expires: 9/29/01
(Affix Seal)

Notary Public

This is unimproved property, known as 1318 Quail Valley Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 23rd day of February, 2001.

Rita Scales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RITA SCALES,** 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 and official seal at Nashville, Tennessee, this 23rd day of February, 2001.

Notary Public
My Commission Expires: 9/29/04

ENCUMBRANCES:

1 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2 Subject to all matters shown on Plat of record in Book 5800, pages 127 & 128, Register's Office, Davidson County, Tennessee.
3 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 Bylaws 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 Quail Valley Condominiums, Phase VI, as of record in Book 5800, pages 127 & 127; and Master Deed of record in Book 5884, page 534, made applicable in Book 5970, page 828; amended in Book 6081, page 130, and Bylaws of record in Book 5884, page 566, made applicable in Book 5970, page 828, Restrictions of record in Book 5931, page 506; Deed containing Restrictions in Book 4800, page 254; Charter Amendments of record in Book 6371, page 105, and Book 7872, page 35; and all matters on Plat of record in Book 5200, page 433, said Register's Office.