PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 04/18/01 15:55 2pgs
Fees:11.00 Taxes:264.55

20010418-0038565

WARRANTY DEED

THIS INDENTURE is made and entered into this **3rd** day of **April, 2001** between **RHONDA J. PRATER, an unmarried woman** , GRANTOR, and **JUDITH A. MORTON, an unmarried woman** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being a certain condominium apartment, being Unit No. 15, Lot No. 25, in a horizontal Property Regime as shown on the condominium site plan Section 3, Phase VI Revision of Lots 25, 26, 27 and 28 Quail Valley as of record in Plat Book 5800, page 204, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Rhonda J. Prater, by deed from The Secretary of Housing and Urban Development of record in Book 7616, page 580, dated 7/29/88 and recorded 8/3/88, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by Grantee(s); all matters appearing of record in Plat Book 5800, page 204; Restrictive Covenants of record in Book 5931, page 506; Master Deed of record in Book 5884, page 534 and Book 5970, page 828 and amended in Book 6081, page 130; Charter of Quail Valley HOA of record in Book 6371, page 105 and amended in Book 7872, page 36, and any and all easements, right of ways, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

RHONDA J. PRATER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **RHONDA J. PRATER, an unmarried woman** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **3rd** day of **April, 2001.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

Name and Address of Property Owner:

JUDITH A. MORTON
1306 QUAIL VALLEY ROAD
NASHVILLE, TN 37214

Property Address:

1306 QUAIL VALLEY ROAD
NASHVILLE, TN 37214

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
201 FOURTH AVENUE NORTH, 7TH FLOOR
NASHVILLE, TN 37219

Parcel #: 108-8, Group E, #15

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$71,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Judith A. Morton
Affiant

Sworn to and subscribed before me, a Notary Public, this **3rd** day of **April, 2001.**

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076