WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Carmen Dillard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 2002

Angie Heard
Notary Public

MY COMMISSION EXPIRES: 5/28/2006
(AFFIX SEAL)

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: MAY 28, 2006

Return To: and **THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen Dillard (NAME)	Same as New Owner (NAME)	MAP 51-15A
420 Walton Lane L-63 (ADDRESS)	(ADDRESS)	PARCEL 63
Madison, Tn 37115 (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. Eleanor B. Barrett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carmen Dillard

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 Unit No. L63 as shown on the Plat of Quail Creek of record in Book 6328, Page 89-93, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description thereof and more particularly described in the Master Deed of Quail Creek Condominiums of record in Deed Book 6328, Page 44, said Register's Office, with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general and limted common elements appurtenant thereto.

Being the same property conveyed to Eleanor B. Barrett by Warranty Deed from Quail Creek, Inc., of record in Book 6431, Page 423, Register's Office for Davidson County, Tennessee.

This conveyance made subject to property taxes for 2002, a lien, but not yet due; and further subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plat of Quail Creek of record in Book 6328, Page 89-93, and further subject to all the provisions of the Tennessee Horizontal Property Act as the 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 thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of Quail Creek Condominiums of record in Deed Book 6328, Page 44, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as L-63 420 Walton Lane, Madison, Tn 37115
(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 28th day of August 2002

Eleanor B Barrett
Eleanor B. Barrett

Davidson County DEEDWARR
Recvd: 08/29/02 15:00 2pgs
Fees:13.00 Taxes:188.70

20020829-0104974

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 Eleanor B. Barnard

the 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 Madison Tennessee, this 28th day of August, 2002.

Commission expires 5/28/2006

ANGIE HEARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

MY COMMISSION EXPIRES: MAY 28, 2006

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