BOOK 5122 PAGE 176

THIS INSTRUMENT PREPARED BY: Mail

ROCHELLE & CALLIS
Attorneys at Law
Lebanon, Tennessee
Mt. Juliet, Tennessee

SEND TAX BILLS TO:

Guaranty Mortgage
First American Center
Nashville, Tennessee

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, including the assumption of an indebtedness owing to Guaranty Mortgage Company, as evidenced by a Deed of Trust or record in Book 4874, Page 61, Register's Office of Davidson County, Tennessee, the receipt of all of which is hereby acknowledged, we, ROBERT R. LEMIEUX and wife, EVA CHRISTINE LEMIEUX, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto MYRA K. HUFFMAN and MONICA J. HUFFMAN, as joint tenants with rights of survivorship, their heirs and assigns, the following described property, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 1, Building 1 in Raintree Village a condominium created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4765, Pages 36 thru 38, in said Register's Office, to which reference is hereby made. Garage number 1-1-G is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Robert R. Lemieux and wife, Eva Christine Lemieux by deed of record in Book 4874, Page 58, Register's Office of Davidson County, Tennessee.

This is improved property known as Unit 1, Building 1, Raintree Village Condominium, 4810 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto said MYRA K. HUFFMAN and MONICA J. HUFFMAN, as joint tenants with rights of survivorship, their heirs and assigns, in fee simple forever.

MAP 86-11A
GROUP
PARCEL 66

40-69000

WE COVENANT that we are lawfully seized and possessed of the within conveyed property, that we have a good and lawful right to sell, transfer and convey same, that same is free, clear and otherwise unencumbered, and we will forever warrant and defend the title thereto against the lawful claims of all persons, whomsoever.

THIS CONVEYANCE is made subject to the following to-wit:

1. All terms and provisions of a Declaration of covenants and restrictions dated August 28, 1973, of record in Book 4743, Page 258, Register's Office of Davidson County, Tennessee.

2. All terms and provisions of the Master Deed and By-Laws for Raintree Village, a condominium, of record in Book 4753, Page 140, Register's Office of Davidson County, Tennessee.

3. All terms and provisions of the Charter of Hermitage Woods Community Services Association of record in Corporate Book Volume 0-29, Page 5443, in the office of the Secretary of the State of Tennessee, and in Book 4753, Page 101, Register's Office of Davidson County, Tennessee, and the By-Laws and Rules and Regulation of said corporation.

4. All easements and restriction as set forth in the plan of record for Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4675, Pages 36-38, in the Register's Office of Davidson County, Tennessee.

5. The herein grantees by acceptance of this deed hereby joins in and accepts, and agrees to be bound to the foregoing instruments creating Raintree Village Condominium, and the Hermitage Woods Community Services Association. Said grantees further agree hereby to pay all assessments whether special or general which are levied by Raintree Village, a condominium or by the Hermitage Woods Community Services Association or their successors or assigns.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 25 day of February, 1977.

MAR-95 CONV 29,144.14
MAR-95 S'TAX B* 77.48
MAR-95 PR'FEE B* .50
MAR-95 W'DEED B* 6.00 * 83.98

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IDENTIF. REFERENCE T

MAR 9 9 42 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

GRANTORS:

Robert R. Lemieux
ROBERT R. LEMIEUX

Eva Christine Lemieux
EVA CHRISTINE LEMIEUX

GRANTEES:

Myra K. Huffman
MYRA K. HUFFMAN

Monica J. Huffman
MONICA J. HUFFMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, ROBERT R. LEMIEUX and wife, EVA CHRISTINE LEMIEUX with whom I am personally acquainted, and who acknowledge the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 25 day of February, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-77

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, MYRA K. HUFFMAN and , MONICA J. HUFFMAN, with whom I am personally acquainted, and who acknowledge the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 3rd day of March, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-77

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $29,774.14.

Myra K. Huffman
AFFIANT

Sworn to and subscribed before me, this the 3 day of March, 1977.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-20-77