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WARRANTY DEED

BOOK 5287 PAGE 1

FROM THOMAS D. GUPTON AND WIFE, RUBY G. GUPTON

ADDRESS NEW OWNER(S) AS FOLLOWS:	JESSE B. PARKER, JR. AND WIFE, REBECCA I. PARKER Unit 1010 Heritage Village Condominium, SectionI Madison, Tennessee 37115	
SEND TAX BILLS TO:	SAME 1010 Heritage Drive Madison, Tennessee 37115	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 42-11A 10

E 65993

IDENTIF. REFERENCE

MAY 17 3 40 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ....43,500.00..... Affiant Ruby G. Gupton

SUBSCRIBED AND SWORN TO BEFORE ME THIS ....16th.... DATE day of May, 1978.

..... NOTARY PUBLIC

AFFIX SEAL

CLYDE P. HOLLAND NOTARY PUBLIC STATE OF TENN. AT LARGE

..... COMMISSION EXPIRES

FOR AND and IN CONSIDERATION OF the sum of ---------- TEN DOLLARS ----------

---------- ($10.00) ---------- DOLLARS

Cash in hand paid by Jesse B. Parker, Jr. and wife, Rebecca I. Parker, and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said Joe B. Parker, Jr. and wife, Rebecca I. Parker to assume and agree to pay the unpaid balance of a loan with Security Federal Savings & Loan Association in the original principal amount of $31,000.00, secured by a deed of trust of record in Book 5165, page 682, Register's Office for Davidson County, Tennessee, payable in conformity with the terms and conditions stated therein.

THOMAS D. GUPTON AND WIFE, RUBY G. GUPTON,

..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JESSE B. PARKER, JR. AND WIFE, REBECCA I. PARKER, GRANTEES .....

..... their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in ...Davidson..... County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 1010 in a Horizonal Property Regime which is located on the Plat of Section 1, Heritage Village Condominium, of record in Book 4675, page 46, Register's Office for said County; reference to said Plat is hereby made for a more detailed description.

Being the same property conveyed to Thomas D. Gupton and wife, Ruby G. Gupton by deed from Alice Lankford and Inogene Lankford, of record in Book 5165, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 4424, page 740, said Register's Office; (2) An owner's certificate shown in the Plan of record in Book 4675, page 46, showing a 20 foot sanitary sewer easement; (3) Subject to the provisions and requirments of the Tennessee "Horizonal Property Act"as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Estrblishing a Horizonal Property Regime of Heritage Village Condominium, of record in Book 4758, page 179, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 4758, page 190, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1010 Heritage Drive, Madison, Tennessee, 37115
Number Street City State 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, successors 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 except of record.

AND WE, GRANTORS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 16th day of MAY, 19 78

Thomas D. Gupton
THOMAS D. GUPTON

Ruby G. Gupton
RUBY G. GUPTON

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

THOMAS D. GUPTON AND WIFE, RUBY G. GUPTON

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE City State this 16 day of MAY 19 78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

MAY 17 CONV 43,500.00
MAY 17 S'TAX B* 113.10
MAY 17 PR'FEE B* .50
MAY 17 R'DEED B* 4.00 * 117.60

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared with whom I am personally acquainted, and who, upon oath, acknowledged self to be (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)