BOOK 5329 PAGE 130

SEND TAX BILLS:

Mrs. Nancy N Johnson
Heritage Villages #1042
Heritage Village Dr., Madison, Tenn. 37115

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

Map Parcel 143 - 0

11D 64065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, V. W. GROOM AND WIFE, JANE S. GROOM, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto NANCY N. JOHNSON, hereinafter called the GRANTEE, her heirs and assigns forever, the following described property, to wit:

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, at page 46, of the Register's Office of Davidson County, Tennessee; the part hereby conveyed being: Unit No. 1042 on the said section plat together with the carport designated number 1042, a family unit type No._____, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, Page 829, of the Register's Office of Davidson County.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws therunto attached and to the rules and regulations, all of which the Parties of the Second Part do assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to V. W. Groom and wife, Jane S. Groom by deed from Davil L. Pollack, Trustee, of record in Book 4916, Page 37, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

AUG 24 78	CONV	39,000.00			
AUG 24 78	S'TAX		B*	101.40	
AUG 24 78	PR'FEE		B*	.50	
AUG 24 78	W'DEED		B*	4.00	* 105.90

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ATTORNEY AT LAW
HENDERSONVILLE, TENN.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 23 day of August, 1978.

V. W. GROOM

JANE S. GROOM

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named V. W. GROOM AND WIFE, JANE S. GROOM, the bargainors with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Hendersonville, Tennessee, this the 23 day of August, 1978.

NOTARY PUBLIC

My Commission Expires:
1/22/79

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value whichever is greater for this transfer is $ 39,000.00.

AFFIANT

Subscribed and sworn to before me, this the 23 day of August, 1978.

NOTARY PUBLIC

My Commission Expires:
1/22/79

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

E 84679

IDENTIF. REFERENCE

AUG 24 8 59 AM '78

FELIX Z. ... SON II REGISTER
DAVIDSON COUNTY, TENN.