BOOK 5428 PAGE 712

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Mary M Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 19 79.

Notary Public

MY COMMISSION EXPIRES: October 27 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY M. SANDERS (NAME)	FIDELITY FEDERAL SAVINGS AND LOAN (NAME)	
Unit 1029 Heritage Village Condo (STREET ADDRESS OR R.F.D. NUMBER)	401 Union Street (STREET ADDRESS)	42-11A 29
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	11D 64039

FOR AND IN 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, ~~XX~~ I, FAYE B. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY M. SANDERS

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:

Being Unit #1029 Heritage Village Condominiums of record in Book 4675, page 46, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description.

Being the same property conveyed to Faye B. Russell by deed from Beverly R. Pennington, of record in Book 5299, page 624, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee"Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to easements, right and interest in favor of other unit owners and all owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums 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.

This is unimproved ( ) improved (X) property, known as Unit No. 1029 Heritage Village Condo. Madison, TN
(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 30 day of April, 19 79

Faye B Russell

FAYE B. RUSSELL

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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 Faye B. Russell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 30 day of April, 19 79

Commission Expires October 17, 1982 Douglas R Berry, Notary Public

STATE OF
County

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 { his oath / their several oaths } acknowledged { himself / themselves } to be the , and respectively of the , the within named bargainor, a corporation, and that { he / they } as such , and , being authorized so to do, executed the foregoing instrument for the purpose 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 , 19

My commission expires Notary Public

WARRANTY DEED

FROM FAYE B. RUSSELL

TO MARY M. SANDERS

F-26831

IDENTIF. REFERENCE

MAY 1 9 54 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5428 PAGE 714

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

49900.00- CO
129.74 CO TX
.50 PRFEE
4.00 WDEED
CHECK 134.24-
9527A05/01/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 26831.

IDENTIF. REFERENCE

MAY 1 9 54 AM '79

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 680765