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FILE IN BOX #4
MAP 42-11 P/O PARCEL 88
(TRACT) #11D-42470

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,900.00 .

Anthony Duane Cummings
Affiant

Subscribed and sworn to before me this the 19th day of April, 1985.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Anthony Duane Cummings	FIDELITY FEDERAL S & L ASSN.
(Name)	(Name)
257 Mayflower Lane North	P. O. Box 2588
(Street Address)	(Street Address)
Madison, Tennessee 37115	Nashville, Tennessee 37219
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **I, L. H. HARDAWAY, JR., Successor Trustee for HERITAGE VILLAGE, a Joint Venture,** hereinafter called the "Grantor", has bargained and sold, and by these presents do transfer and convey unto **ANTHONY DUANE CUMMINGS and wife, MARGARET G. CUMMINGS,** hereinafter called the "Grantees", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 257 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete indentification and description of such Unit.

BEING part of the same property conveyed to L. H. Hardaway, Jr., Successor Trustee for Heritage Village, a Joint Venture, by Appointment of Successor Trustee, of record in Book 5974, Page 693, and by Deed from Goodlettsville Plaza Shopping Center, Inc., of record in Book 4563, Page 694, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as Apartment No. 257, Heritage Village Condominiums, 257 Mayflower Lane North, Madison, Tennessee 37115.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, 989, and Supplemented and Amended in Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

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2. All terms and provisions of the Charter of Heritage Village Homeowners' Association, of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions of record and as shown on the plat of Heritage Village Condominiums set forth as Exhibit "A" of the Master Deed as supplemented and amended.

4. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees", their heirs and assigns forever; and I do covenant with the said "Grantees" that I am 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 I do further covenant and bind myself, my heirs and/or assigns 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.

IN WITNESS WHEREOF, "Grantor" has caused his name to be affixed hereto on this 19th day of April, 1985.

HERITAGE VILLAGE, A JOINT VENTURE

BY: L. H. Hardaway Successor Trustee
L. H. HARDAWAY, JR.,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared L. H. HARDAWAY, JR., Successor Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Joint Venturer of the HERITAGE VILLAGE, A JOINT VENTURE, the within named bargainor, a Joint Venture, and that he as such Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Joint Venture by the said L. H. HARDAWAY, JR., Successor Trustee, as such Joint Venturer.

Witness my hand and official seal at office at Madison, Tennessee, on this the 19th day of April, 1985.

Notary Public

My Commission Expires: 2/19/88

1987.9

WARRANTY DEED

IDENTIF. REFERENCE

FROM

L.H. HARDAWAY, JR.
Trustee for HERITAGE VILLAGE

TO

ANTHONY DUANE CUMMINGS and wife,
MARGARET G. CUMMINGS

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
APR 23 1 36 PM '85

FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

69900.00- CAMT
181.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.24-
0764404/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 7 9 5

IDENTIF. REFERENCE

APR 23 1 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127633