FILE IN BOX 14
MAP 42-11B,PARCEL 48
#11D-93499

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 63,900.00 .

Carl L. Duncan
Affiant

Subscribed and sworn to before me this the 1st day of October, 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:
Carl L. Duncan	FIDELITY FEDERAL SAVINGS & LOAN ASSN.
(Name)	(Name)
405 Columbus Trace Court	P. O. Box 2588
(Street Address)	(Street Address)
Madison, Tennessee 37115	Nashville, Tennessee 37219
(City) (State) (Zip Code)	(City) (State) (Zip Code)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., 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 CARL L. DUNCAN and wife, MARY JEAN DUNCAN, 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. 405 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 identification 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. By instrument of record in Book 6547, Page 909, said Register's Office, Cumberland Development Corporation of Mississippi, Inc., was appointed Successor Trustee.

THIS is improved property, known as Apartment No. 405, Heritage Village Condominiums, 405 Columbus Trace Court, 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.

10/84 172.64- CHEX

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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 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 our successors 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" by its duly authorized officer has caused its name to be affixed hereto on this 1st day of October, 1985.

HERITAGE VILLAGE, A JOINT VENTURE
BY: CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., Successor Trustee

BY: _____
MARK H. HERRINGTON, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

82008
TAX
NOT NEGOTIABLE
REFERENCE
OCT 4 11 43 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MARK H. HERRINGTON, 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 President of the CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., Successor Trustee for HERITAGE VILLAGE, A JOINT VENTURE, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument on behalf of the Joint Venture for the purpose therein contained by signing the name of the corporation by MARK H. HERRINGTON, as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 1st day of October, 1985.

My Commission Expires: 2/19/88

_____
Notary Public

WARRANTY DEED

FROM

HERITAGE VILLAGE, A Joint Venture

TO

CARL L. DUNCAN
and wife,
MARY JEAN DUNCAN

#85-10-1

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 _____

BOOK 6674 PAGE 518

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63900.00- CONT.
166.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.64-
3655A10/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42008

IDENTIFICATION REFERENCE

OCT 4 11 42 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 179203