#87-3-6
FILE IN BOX #4
MAP 42-11B PARCEL 130
#11D-93581

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,500.00.

Janie A. J. Downs
Affiant

Subscribed and sworn to before me this ~~the~~ 9th day of March 19 87.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attorneys, Suite 500, One Church Street Building, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:
JANIE A.J. DOWNS (Name)
142 Heritage Trace Drive (Street Address)
Madison, Tennessee 37115 (City) (State) (Zip Code)

SEND TAX BILLS TO: MORTGAGEE
THIRD NATIONAL MORTGAGE COMPANY (Name)
P.O. Box 2628 (Street Address)
Nashville, Tennessee 37219 (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 "Grantee(s)", 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 JANIE A.J. DOWNS, UNMARRIED, hereinafter called the "Grantee(s)", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 142 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. 142, Heritage Village Condominiums, 142 Heritage Trace Drive, Madison, Tennessee 37115.

03/11 245.90- CHECK

436

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.
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 "Grantee(s)", her heirs and assigns forever; and we do covenant with the said "Grantee(s)" 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 "Grantee(s)", her 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 9th day of March, 1987.

0 2 6 2 9

IDENTIFICATION REFERENCE

MAR 11 9 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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)

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 9th day of March, 1987.

My Commission Expires: 2/19/88

_____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7163 PAGE 690

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

D5503.' C- CAMT.
239.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 245.90-
0406A03/1[illegible]/87 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 2 6 2 9

IDENTIFI REFERENCE

MAR 11 9 24 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55558