QUITCLAIM DEED BOOK 7278 PAGE 347

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 1987.

Notary Public

MY COMMISSION EXPIRES: Aug. 11, 1987
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mark H. Herrington (NAME)	New Owner (NAME)	Map 42-11B
174 Heritage Trace Drive, (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 114
#174 Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Chris A. Valsamakis and wife, Sharon K. Valsamakis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND quitclaim XXXXXXX UNTO Mark H. Herrington

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DavidsonCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Apartment Unit No. 174 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annontated, 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, all in 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 the same property conveyed to Chris A. Valsamakis by deed from CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., Successor Trustee for HERITAGE VILLAGE, a Joint Venture, of record in Book 7060 at page 828, said Regsiter's Office.

THIS conveyance is made subject to (a) property taxes for 1987, (b) all terms and provisions of the Master Deed in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and Supplemented and Amended in Book 6484, page 287, all in said Register's Office, (c) all terms and provisions of the Charter of Heritage Village Homeowner's Association, of record in Book 6418, page 478, said Register's Office, and the By-Laws and Rules and Regulations of said corporation, (d) 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, and (e) the matters set forth on the herein referenced plat of record.

This is unimproved ( ) improved (XX) property, known as 174 Heritage Trace Drive, #174, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD [illegible] GRANTEES, their heirs and assigns forever, and we do covenant with said GRANTEES that we are lawfully seized and possessed of said land; have a good right to convey it to the said GRANTEES and that the same is unincumbered, except [illegible] and that we will forever warrant and 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 30th this 30th March day of March, 1987

Chris A. Valsamakis

Sharon K. Valsamakis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris A. Valsamakis and wife, Sharon K. Valsamakis

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1987

Commission expires Aug. 7, 1987

Charles W. Lance
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson 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 purposes 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

QUITCLAIM DEED

~~WARRANTY DEED~~

FROM
Chris A. Valsamakis and wife,

Sharon K. Valsamakis

TO
Mark H. Herrington

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

39907

IDENTIFICATION REFERENCE

JUN 25 [illegible] '87

[illegible]