BOOK 7370 PAGE 319

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,250.00

Bobby Darrell Denson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 1987

Delores Rudasill
Notary Public

MY COMMISSION EXPIRES: 5/13/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Spann, Attorney, 707 Dominion Bank Building, Nashville, Tn 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bobby Darrell Denson (NAME) | Same (NAME) | 42-11-A |
| 1027 Heritage Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 27 tch |
| Madison, Tennessee 37215 (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~~ I, Roy A. Miles, Jr., Executor of the Estate of Ruth Barnes Miles, with power to sell granted by the Probate Court of Davidson County, Tennessee HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Darrell Denson

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:

See Exhibit "A" attached.

Being the same property conveyed to Ruth Barnes Miles by deed from David L. Pollack, Trustee, of record in Book 4873, page 195, Register's Office for Davidson County, Tennessee, the said Ruth Barnes Miles having since died and the said Roy A. Miles, Jr., Executor of the Estate of Ruth Barnes Miles, having been given specific power of sale and authority to execute this deed of conveyance by orders of record in minute book 316, page 566, Probate Clerk's Office for Davidson County, Tennessee.

7104.4

IDENTIFI REFERENCE

OCT 2 3 20 PM '87

DAVIDSON COUNTY, TN

10/02 Jet.doc- CHECK

This is unimproved ( ) improved (X) property, known as 1027 Heritage Drive, Madison, Tennessee 37215
(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 ~~2~~ this 2nd day of October, 19 87

Roy A. Miles, Executor of the Estate of
Ruth Barnes Miles

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, Delores Richardson, a Notary Public in and for said County and State, the within named Roy A. Miles, Jr.

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 1987.

Delores Richardson Notary Public

Commission Expires 5/13/90

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Roy A. Miles, Jr., Executor of the Estate of Ruth Barnes Miles

TO

Bobby Darrell Denson

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT"A" BOOK 7370 PAGE 312

A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, page 46, of the Register's Office for Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1027 on the said section plat together with the carport designated number 1027, a family unit type No. _____ as shown in and described by the Masetr Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 175, of the Register's Office for Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, To All of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations,all of which the Party of the Second Part does assume and agree to observe and perform, including, but not limited to the payment of assessments.

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

RECEIVED OF _____

FOR _____

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

47250.00- CAMT.
132.16 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 141.66-
9304A10/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.10.44.

IDENTIFICATION REFERENCE

Oct 2 3 20 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 22834