BOOK 7621 PAGE 873

ADDRESS NEW OWNER:
Virginia Andrews
1031 Heritage Drive
Madison, TN 37115

SEND TAX BILLS TO:
First Union Mortgage Corp.
4300 Six Forks Road
Raleigh, NC 27609

MAP / PARCEL NOS:
Map 42-11 A
Parcel 31

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor,

SAMMIE LEE GOODMAN,

has bargained and sold and by these presents does transfer and convey unto the Grantee,

VIRGINIA ANDREWS, unmarried,

her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A part of Heritage Village Condominium tract as shown per plat of record in Plat Book 4675 page 46, Register's Office for Davidson County, Tennessee, being Unit No. 1031 on the said plat together with the carport designated number 1031 on the said plat together with the carport designated number 1031, a family unit type No. E, as shown in and described by the Master 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 at page 179, 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 limitations 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, Plan and Adminstrative By-Laws thereunto attached and to the rules and regulations, including but not limited to the payment of assessments.

This property is conveyed subject to a Deed of Trust against same made by Neil A. Clark and wife, Winona H. Clark, dated June 17, 1986, in the amount of $65,500.00, and recorded in the Register's Office for Davidson County, Tennesee, in Book 6908, page 980. The Grantee agrees to assume and pay the same as part of the consideration of this conveyance. The Grantee also hereby assumes the obligation of $64,652.09 under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Being the same property conveyed to Clinton Goodman and wife, Sammie Lee Goodman, by deed from Neil A. Clark and wife, Winona H. Clark, of record in Book 7547, page 913, Register's Office for Davidson County, Tennessee. (The said Clinton Goodman having since died.)

This is improved property known as 1031 Heritage Drive, Madison, TN 37115.

Said property is conveyed subject to easements, setback lines, and restrictions of record, and to the lien of 1988 ad valorem taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns, forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 5 day of August, 1988.

Sammie Lee Goodman
Sammie Lee Goodman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Edmund W. Archer, a Notary Public in and for the aforesaid State and County, the within named Sammie Lee Goodman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5TH day of August, 1988.

My commission expires JAN. 10, 1989

Edmund W. Archer
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7621 PAGE 874

The greater of the property value or actual consideration for this transfer is $70,652.09.

Virginia Andrews
Affiant

Sworn to and subscribed before me
this 5th day of August, 1988.

Edward W. Andrews
Notary Public

My commission expires Jan. 10, 1989

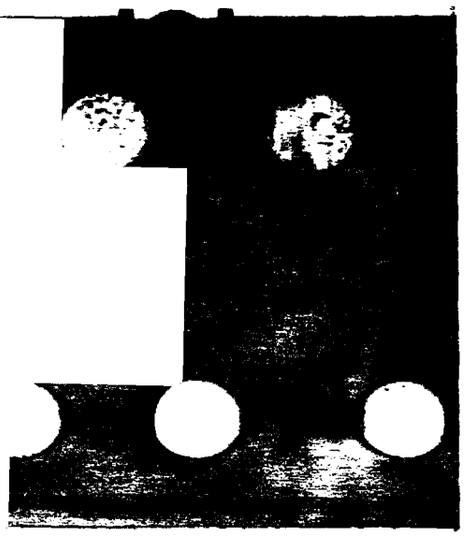
THIS INSTRUMENT PREPARED BY:
Rebecca Thomas, Attorney
300 James Robertson Parkway
Nashville, Tennessee 37201

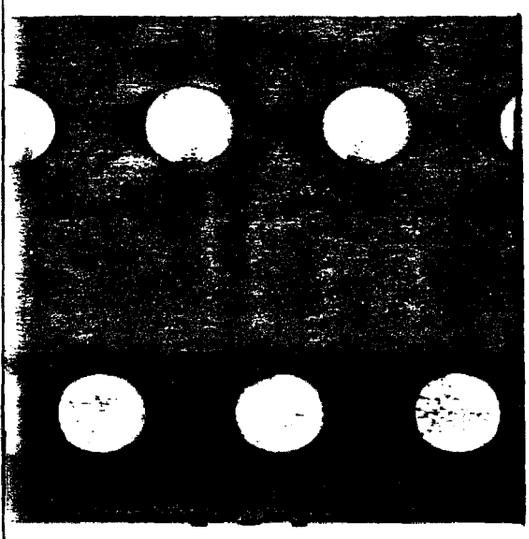
56920

IDENTIFICATION

Aug 8 3 10 PM '88

RUSH





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7621 PAGE 875

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - 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

DART	70652.69
CON TX	233.31
PRFEE	0.50
WEEED	6.00
TOTAL	239.81
CHEC	239.81

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 4979

56920

IDENTIFICATION REFERENCE

Aug 8 3 10 PM '00

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 121557