FILE IN BOX #4
MAP 42-11B, PARCEL 121
Field Book #11D-93572

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,408.37 .

Billy E. Gross Jr.
Affiant

Subscribed and sworn to before me this the 17th day of May, 1989.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO - MORTGAGEE:
BILLY E. GROSS, JR., ETUX	SouthTrust Mortgage Corporation
(Name)	(Name)
160 Heritage Trace Drive	P. O. Box 7344-A
(Street Address)	(Street Address)
Madison, Tennessee 37115	Birmingham, Alabama 35253
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

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, I, BILLY E. GROSS, SR., hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto BILLY E. GROSS, JR., and wife, LISA GROSS, as tenants by the entirety, 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. 160 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 the same property conveyed to Billy E. Gross, Sr., unmarried, by Deed from Heritage Village, a Joint Venture, of record in Book 7238, Page 486, Register's Office for Davidson County, Tennessee. The said Billy E. Gross, Sr., having since married.

HELEN Gross, wife of the above named Billy E. Gross, Sr., joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note executed by the Grantor herein, to Investors Federal Savings Bank (now assigned to SouthTrust Mortgage Corporation), in the original principal amount of $53,000.00, of record in Book 7238, Page 489, Register's Office for Davidson County, Tennessee.

THIS TRANSACTION HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

THIS is improved property, known as 160 Heritage Trace Drive, 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.

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 assumed by the Grantees 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 heirs 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, we have caused our names to be affixed hereto on this 17th day of May, 1989.

Billy E Gross Sr.
BILLY E. GROSS, SR.

HELEN GROSS

337.48

TENNESSEE REAL ESTATE TRANSFER

MAY 17 3 21 PM '89

HELEN C. WILLIAMS REGISTER DAVIDSON CO.

7109 05/17 0101 03CHECK 179.42

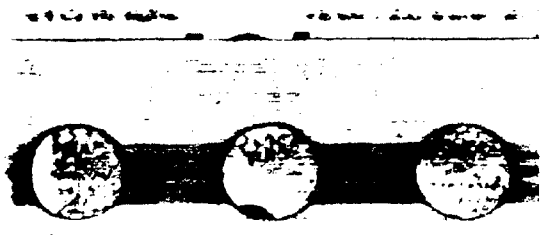
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY E. GROSS, SR., and wife, HELEN GROSS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this the 17th day of May, 1989.

My Commission Expires: 11/10/91

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 430

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



CAMT 52408.37
CON TX 172.92
PRFEE 0.50
WDEED 6.00
TOTAL 179.42
CHECK 179.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/17/89 01 15:23 0001 7109



337-48

IDENTIFICATION

MAY 17 3 21 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 210516