BOOK 7853 PAGE 788

FILE IN BOX #4
MAP 42-11B, PARCEL 114
Field Book #11D-93565
#89-5-24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00 .

Affiant

Subscribed and sworn to before me this the 30th 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:
J. WARREN GEPFORD, ETUX	OWNERS
(Name)	(Name)
174 Heritage Trace Drive	
(Street Address)	(Street Address)
Madison, Tennessee 37115	
(City) (State) (Zip Code)	(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, I, MARK H. HERRINGTON, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto J. WARREN GEPFORD and wife, FRANCES H. GEPFORD, 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. 174 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 Mark H. Herrington by Deed from Chris A. Valsamakis and wife, Sharon K. Valsamakis, of record in Book 7278, Page 347, Register's Office for Davidson County, Tennessee.

THE Grantor herein is a resident of the State of Mississippi and the subject property is not his principal place of residence.

THIS is improved property, known as 174 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 prorated and 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 30th day of May, 1989.

MARK H. HERRINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

JUN 1 9 33 AM '89

3733

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARK H. HERRINGTON 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 office at Nashville, Tennessee, this the 30th day of May, 1989.

My Commission Expires: 11/10/91

Notary Public

WARRANTY DEED

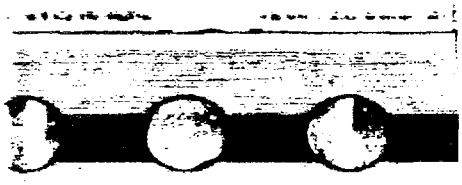
FROM

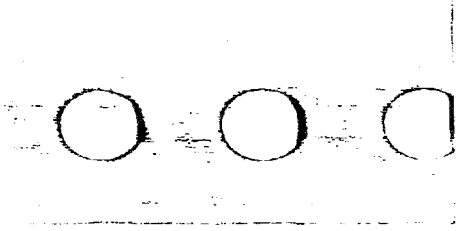
MARK H. HERRINGTON (a resident of the State of Mississippi)

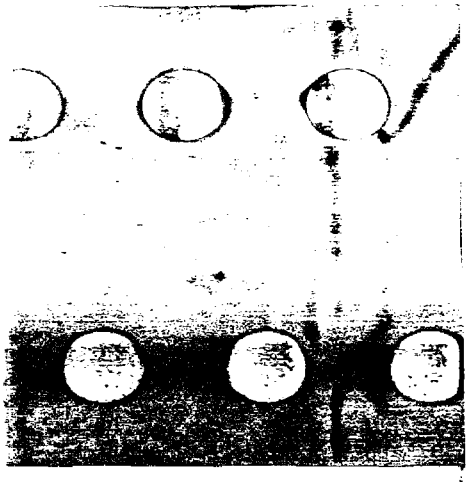
TO

J. WARREN GEPFORD and wife, FRANCES H. GEPFORD

PETER WEISS, ATTORNEY
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7853 PAGE 790

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 69900.00	
			CON TX 230.97	
			PRFEE 0.50	
			WDEED 6.00	
			~~TOTAL 237.47~~	
			~~CHECK 237.47~~	
06/01/89	01		09:36 0001	0480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37392

IDENTIFICATION REFERENCE

JUN 1 9 33 AM '89

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TENN.

VOID
CON TX 230.97
CON TX 230.67
~~TOTAL 0.30~~
~~CHECK 0.30~~

06/01/89 01 09:37 0001 0481

TOTAL 237.17

No. 214862