THIS INSTRUMENT PREPARED BY:
Williams & Smith
1100 L&C Tower
P.O. Box 3079
Nashville, TN 37219-0079

BOOK 8003 PAGE 133

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Grace Thomas 194 Heritage Trace Madison, TN 37115	First Union Mortgage 4300 Six Forks Rd. P.O. Box 18109 Raleigh, N.C. 27619	Map # 42.11B Parcel # 104CO

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, JERRY L. CHILDRESS, unmarried, does hereby transfer and convey unto GRACE THOMAS, unmarried, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, described as follows:
>
> Being Apartment Unit No. 194 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 in 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 Jerry L. Childress and wife, Judy A. Childress by deed from George M. Patton, unmarried, of record in Book 7536, Page 218, Register's Office for Davidson County, Tennessee, the said Judy A. Childress having since conveyed to Jerry L. Childress all of her right, title and interest in the above-described property by Quitclaim Deed of record in Book 7536, Page 228, Register's Office for Davidson County, Tennessee.

This is improved real property known as 194 Heritage Trace, Madison, Tennessee, 37115.

The Grantee herein jointly and severally hereby assumes and covenants to perform all of the terms and conditions of the obligations set forth in a certain Promissory Note executed by Jerry L. Childress in the original principal amount of $50,000.00 dated April 25, 1988 and that certain Deed of Trust, securing said Promissory Note of even date therewith, upon the property conveyed

in the Deed, which Deed of Trust is recorded in Book 7538, Page 221 and re-recorded in Book 7543, Page 831, Register's Office for Davidson County, Tennessee, including, but not limited to, the obligations to repay the debt.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said GRACE THOMAS, her heirs, successors and assigns forever.

The undersigned covenants with the said GRACE THOMAS, that he is lawfully seized and possessed of said real property in fee simple; has the good right to convey it and the same is unencumbered, except for:

1. Master Deed of record in Book 4758, Page 1799 Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 6418, Page 478, Register's Office for Davidson County, Tennessee.

4. Deed of Trust to Patricia Spicer Carden, Trustee, of record in Book 7538, Page 221, and re-recorded in Book 7543, Page 831, Register's Office for Davidson County, Tennessee.

Except as stated above, the undersigned does further covenant and bind himself, and his heirs, successors, and assigns to warrant and forever defend the title to said land to the said and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 11th day of December, 1989.

JERRY L. CHILDRESS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn Mary Smith, a Notary Public in and for the State and County, the within named JERRY L. CHILDRESS, 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 11th day of December, 1989.

NOTARY PUBLIC

My Commission Expires: 3-11-91

AFFIDAVIT OF VALUE

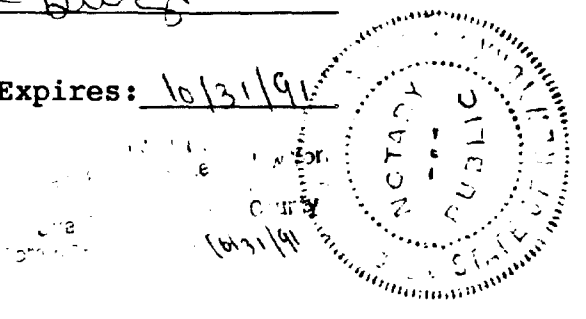
The actual consideration or value for this transfer, whichever is greater, is $59,554.28.

Grace Thomas
GRACE THOMAS

Sworn to and subscribed before me this 8 day of December, 1989.

Notary Public
NOTARY PUBLIC

My Commission Expires: 10/31/91



88607

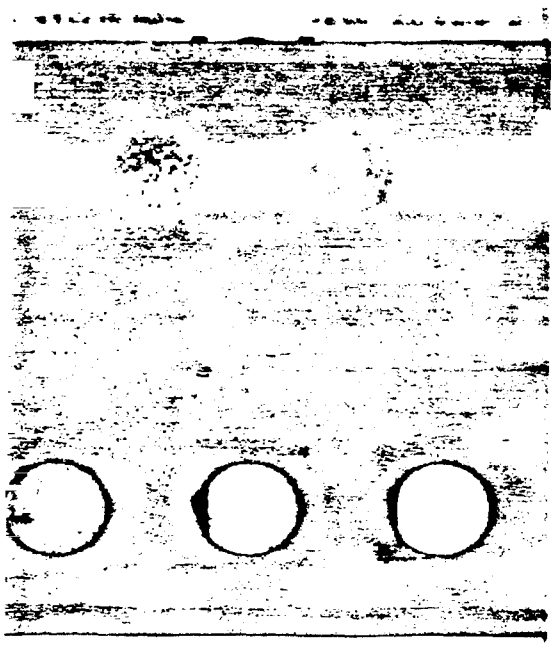
IDENTIF. REFERENCE

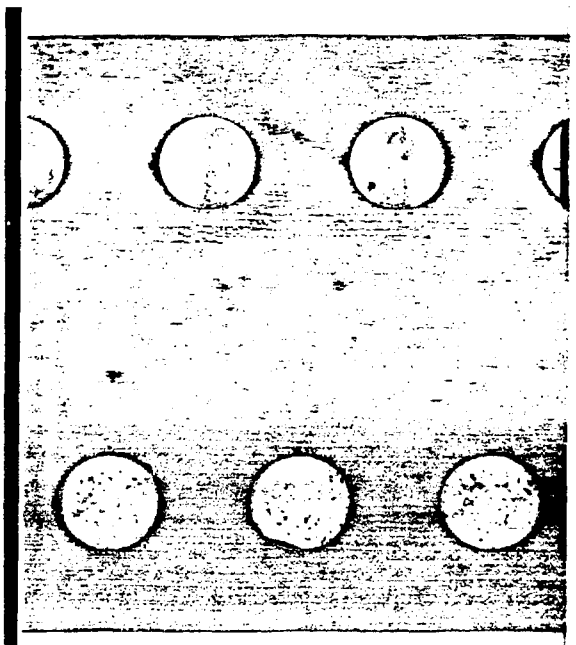
Dec 12 10 22 AM '89

DAVIDSON COUNTY, N.C.

0581WMS120189

3866 12/12 0101 03CHECK 206.68





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8003 PAGE 136

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 59554.28
CON TX 196.68
PRFEE 1.00
WDEED 9.00
TOTAL 206.68
CHECK 206.68
12/12/89 01 10:20 0001 3866

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88607

IDENTIF. TREFERENCE

Dec 12 10 22 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274816