This Instrument Prepared By:
Daniel W. Small
Harwell Martin & Stegall, P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Louise Frazer 309 Plymouth Rock Court Madison, TN 37115	Same	042-11-0-B-022-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, RESOLUTION TRUST CORPORATION, Conservator of Unifirst Bank for Savings, a Federal Savings and Loan Association, the Grantor herein, has bargained and by these presents does transfer and convey unto LOUISE FRAZER, the Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Apartment Unit No. 309 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 part of the same property conveyed to Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, a Federal Savings and Loan Association, by quitclaim deed from Resolution Trust Corporation, Receiver for Unifirst Bank for Savings, F.A., of record in Book 8161, page 685, Register's Office for Davidson County, Tennessee.
>
> On August 10, 1989, the Federal Home Bank Board appointed the Federal Savings & Loan Insurance Corporation conservator of Unifirst Bank for Savings pursuant to the Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA) the Federal Savings & Loan Insurance Corporation (FSLIC) was abolished & the Resolution Trust Corporation succeeded to the rights and interests of FSLIC.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantor does

covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as Follows:

1. Taxes for 1990.
2. Charter of Heritage Village Homeowner's Association, of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.
3. A 30 foot minimum building setback line from the westerly and southerly lines.
4. A 20 foot easement for sanitary sewers running diagonally in a North to South direction.
5. A 32 foot NEW eastment line of record in Book 3573, page 343, said Register's Office.
6. The Plan of record in Book 4460, page 110, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and certain easements.
7. Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record in Book 4758, page 179, amended 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, and the Bylaws appended thereto of record in Book 4758, page 190, amended in Book 6484, page 348, Register's Office for Davidson County, Tennessee.

Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 15th day of June, 1990.

CHARLES S. HUNT, JR., Managing Agent and Attorney-in-Fact for Federal Deposit Insurance Corporation, as Manager of Resolution Trust Corporation, Conservator for Unifirst Bank for Savings, a Federal Savings and Loan Association

STATE OF Mississippi)
COUNTY OF Hinds)

Before me, a notary of the state and county aforesaid, personally appeared CHARLES S. HUNT, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Manging Agent and Attorney-in-Fact of Resolution Trust Corporation, the within named bargainor, a corporation, and that he as such Managing Agent and Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Managing Agent and Attorney-in-Fact.

Witness my hand and official seal, at office in Jackson, MS this 15th day of June, 1990.

Juanita Lester
Notary Public

My Commission Expires:

My Commission Expires July 24, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of propert (whichever is greater) if $76,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Louise Frazer

Sworn and subscribed
this 29 day of
August, 1990.

Jane Caplenn
Notary Public

My Commission Expires:
May 23, 1994

53343

IDENTIFICATION REFERENCE

AUG 29 2 45 PM '90

FELIX Z. WILDER REGISTER
DAVIDSON COUNTY, TENN.

4594 08/29 0101 03CHECK 260.80

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8184 PAGE 907

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 76000.00
				CON TX 250.80
				PRFEE 1.00
				WDEED 9.00
				TOTAL 260.80
				CHECK 260.80
			08/29/90 01	14:46 0001 4564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53343

IDENTIFICATION REFERENCE

AUG 29 2 45 PM '90

FELIX Z. WILSON, II REGISTER

No. 350945