THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

mail

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ADDRESS NEW OWNER:

DALE L. DEWERFF ET UX
611 COLONY TRACE DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 42-11-0-B
PARCEL 057

SEND TAX BILLS TO:

FIDELITY FEDERAL SAVINGS &
LOAN ASSOCIATION
401 UNION STREET
NASHVILLE, TN 37219-1788

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,703.30, THIS 5TH DAY OF AUGUST, 1991.

Denise C. Allen
AFFIANT

Subscribed and sworn to me, this the 5TH day of AUGUST, 1991.

Ella W. Woodall
Notary Public
My commission expires: 11-10-94

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from Paul E. Grimes et ux, Barbara Hixon Grimes, to Fidelity Federal Savings & Loan Association, as evidenced by a Deed of Trust of record in Book 6591, page 698, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I BARBARA D. GORDON, formerly BARBARA HIXON GRIMES, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said DALE L. DEWERFF ET UX, MARY ALICE DEWERFF, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 611 COLONY TRACE DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

GLYN H. GORDON, husband of Barbara D. Gordon, joins in this conveyance for the sole purpose of conveying any right, title and interest he may have in the property described in Exhibit 'A' herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 5TH day of AUGUST, 1991.

Barbara D. Gordon
BARBARA D. GORDON

Glyn H. Gordon
GLYN H. GORDON

Dale L. DeWerff
DALE L. DEWERFF

Mary A. DeWerff
MARY ALICE DEWERFF

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STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara D. Gordon et vir, Glyn H. Gordon, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of August, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE L. DEWERFF ET UX, MARY ALICE DEWERFF, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of August, 1991.

Denise C. Allis
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Apartment Unit No. 611 of the 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 Paul E. Grimes et ux, Barbara H. Grimes, by Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 6591, page 695, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Barbara H. Grimes by Quitclaim Deed from Paul E. Grimes and Barbara H. Grimes, of record in Book 7822, page 809, said Register's Office.

EXHIBIT 'B'

1. Real property taxes for 1991 and all future years.

2. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. §66-27-101, et seq.

3. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and further amended and supplemented in Book 6484, page 287, Register's Office for Davidson County, Tennessee.

4. All terms and provisions of the charter of Heritage Village Homeowner's Association, of record in Book 6418, page 478, said Register's Office, and the By-Laws, Rules and Regulations of said Association.

5. Easements and restrictions of record as shown on the Plat of Heritage Village Condominiums, as set forth as Exhibit "A" of the Master Deed, as supplemented and amended and as of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, and further amended as supplemented in Book 6484, page 287, said Register's Office.

6. Deed of Trust from Paul E. Grimes et ux, Barbara Hixon Grimes, to Vaden Lackey, Jr., Trustee, of record in Book 6591, page 698, said Register's Office, to secure to Fidelity Federal Savings & Loan Association, the payment of one note dated June 24, 1985, in the original principal amount of $62,300.00, due and payable as set forth therein.

3.6.9.9 7.
IDENTIFICATION REFERENCE
Aug 6 9 53 AM '91
FELIX Z. WHITE COUNTY REGISTER
DAVIDSON COUNTY, TN
08/06 0101 02CHECK 318.99



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

RECEIVED OF _____

FOR _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82703.30
CON TX 305.99
PRFEE 1.00
WDEED 12.00
TOTAL 318.99
CHECK 318.99

08/06/91 01 09:54 0001 1147

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36997.

IDENTIFICATION REFERENCE

AUG 6 9 53 AM '91

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

No. 447724