THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
Attorney at Law
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Concord Building, Suite 2
Post Office Box 1616
Hendersonville, TN 37077
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BOOK 9008 PAGE 548

WARRANTY DEED

New Owners:	Send Tax Bills to:	Map #42-11B
Carolyn J. Bouskill	Same	Parcel #96
510 Colony Trace Court		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Jack Boyd, Jr. and wife, Betty R. Boyd, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Carolyn J. Bouskill, unmarried, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

Being Apartment Unit No. 510 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 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 Jack Boyd, Jr. and wife, Betty R. Boyd, by Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 6785, page 445, Register's Office for Davidson County, Tennessee.

This is improved property, known as 510 Colony Trace Court, 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 Grantee herein.

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; and we do covenant with the said GRANTEE 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 ourselves, our heirs 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. 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.

WITNESS our hands this 6th day of July, 1993.

Jack Boyd Jr
JACK BOYD, JR.

Betty R. Boyd
BETTY R. BOYD

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named JACK BOYD, JR. AND WIFE, BETTY R. BOYD, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 6th day of July, 1993.

Louis W. Oliver III
NOTARY PUBLIC

(SEAL)
My commission expires 5/20/97.

38980
IDENTIF. # REFERENCE

93 JUL -8 AM 10:0
REGISTER
SUMNER COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00.

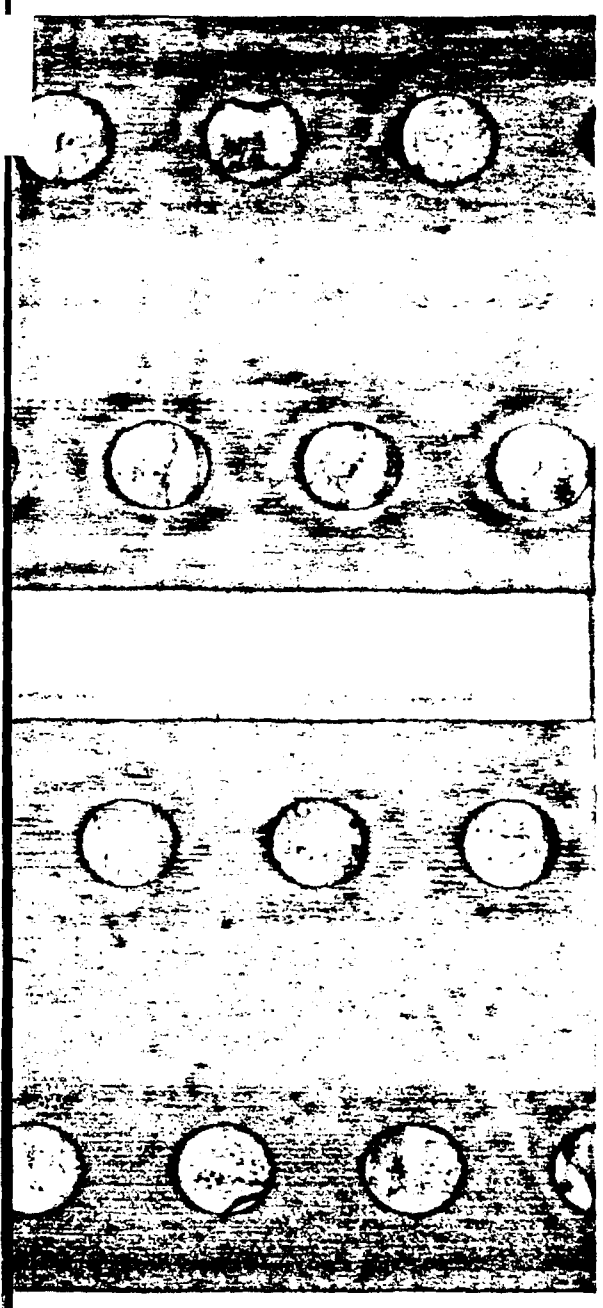
x Carolyn J Bouskell
AFFIANT

Subscribed and sworn to before me, this the 6th day of July, 1993.

Louis W. Oliver III
NOTARY PUBLIC

(Seal)
My commission expires 5/20/97.

1496 07/08/93 03:31PM CHECK
286.50



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

RECEIVED OF _____

FOR _____

BOOK 9008 PAGE 550

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50

07/08/93 01 10:08 0001 1606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38980
IDENTIF. & REFERENCE

93 JUL -8 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 672054