BOOK 9242 PAGE 399

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Denson, Sr. and Annie J. Denson	James L. Denson, Sr., et ux	42-11A-45
(NAME) 1045 Heritage Drive	(NAME) P.O. Box 447	
(ADDRESS) Madison, TN 37115	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, Vivian Dean Purcell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Denson, Sr. and wife, Annie J. Denson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2831 02/04 0101 03CHECK 212.80

15256

IDENTIFICATION REFERENCE

94 FEB -4 PM 2:38

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This is unimproved ( ) improved (X) property, known as 1045 Heritage Drive Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, 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 ourselves, our heirs and representatives, 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.

Witness my hand this 31st day of January 19 94

Vivian Dean Purcell

BOOK 9242 PAGE 400

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority Vivian Dean Purcell, a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Tennessee, this 31st day of January 19 94

Commission expires 7/23/94

Diane L. [illegible]
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
Vivian Dean Purcell

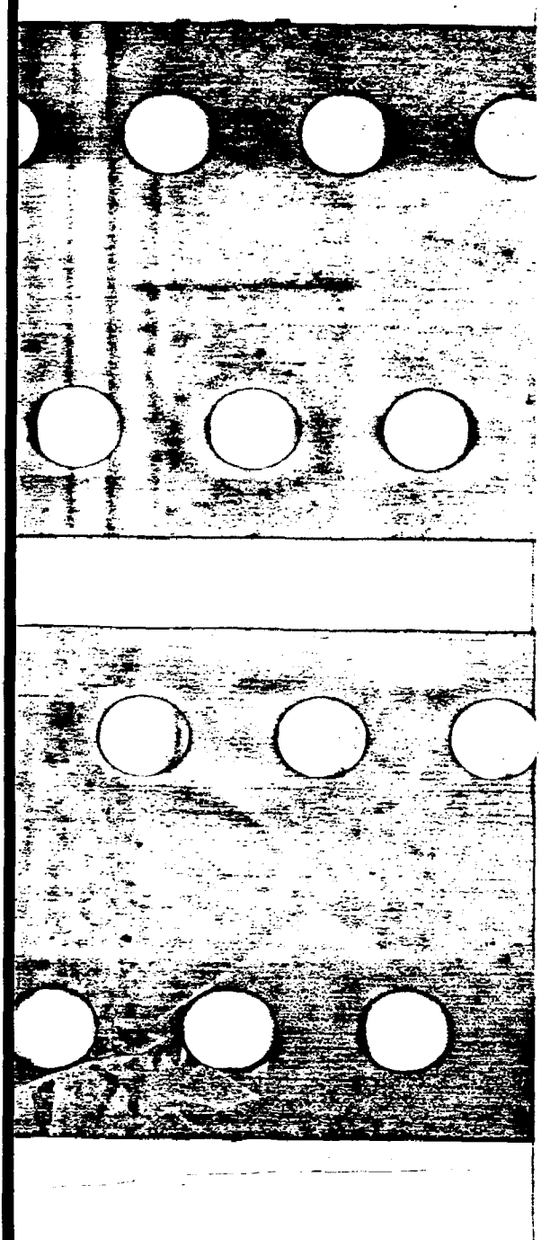
TO:
James L. Denson, Sr. and wife,
Annie J. Denson

EXHIBIT "A"

Being Unit No. 1045, together with the carport designated number 1045, on the Plan of Heritage Village Condominium, Section One, Second Addition, of record in Plat Book 4955, page 55, Register's Office for Davidson County, Tennessee, described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, page 179, amneded in Book 4808, page 829, further amended in Book 5102, page 383, Book 6380, page 989, and Book 6484, page 287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vivian Dean Purcell, unmarried, by deed from C. Eula Andrews, unmarried, of record in Book 8239, page 842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, option, burden, assessments, and other undertakings contained in the Master Deed and By-Laws of record in Book 4758, page 179, amended in Book 4808, page 829, further amended in Book 5102, page 383, Book 6380, page 989, and Book 6484, page 287, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9242 PAGE 402

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	54000.00
CON TX	199.80
PRFEE	1.00
WDEED	12.00
TOTAL	212.80
CHECK	212.80

02/04/94 01 14:38 0001 2831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15256
IDENTIF. & REFERENCE

94 FEB -4 PM 2:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 753597