This instrument prepared by: Vicky V. Klein, Attorney at Law
509 Lentz Drive
P. O. Box 608
Madison, Tennessee 37116-0608

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Alice D. Rayner
Affiant

Subscribed and sworn to before me, this 11th day of July, 1994.

NOTARY PUBLIC

6468 07/13 0101 CHECK 268.00

My commission Expires: 1/22/95

ADDRESS NEW OWNER(S)	SEND TAX BILLS	MAP & PARCEL
William D. Rayner, et ux	SAME	Map 42-11
603 Colony Trace Drive		Parcel 53 CO
Madison, TN 37115		Group B

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sarah B. Lampley, Executrix, of the Estate of Valleda G. Horn, Deceased, exercising the full power and authority vested in her under the Last Will and Testament of the decedent, the same being of record in the Probate Court for Davidson County, Tennessee, Docket No. 94P-836 does hereby sell, transfer and convey unto WILLIAM D. RAYNER and wife, ALICE G. RAYNER, hereinafter called the Grantees, their heirs and assigns all of her interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Apartment Unit No. 603 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 Valleda G. Horn by Deed of Record in Book 6574, page 439.

This is improved property, known as Apartment No. 603, Heritage Village Condominiums, 603 Colony Trace Drive, Madison, TN 37115.

THIS 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, page 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 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 GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, 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 claiming the same from, through or under said Executrix but not further or otherwise. 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 11th day of July, 1994

Sarah B Lampley Executrix

SARAH B. LAMPLEY, Executrix of
ESTATE OF VALLEDA G. HORN, Deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Sarah B. Lampley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the duly appointed Executrix in accordance with the Last Will and Testament of Valleda G. Horn and as such Executrix is authorized to execute this instrument on behalf of the Estate of Valleda G. Horn.

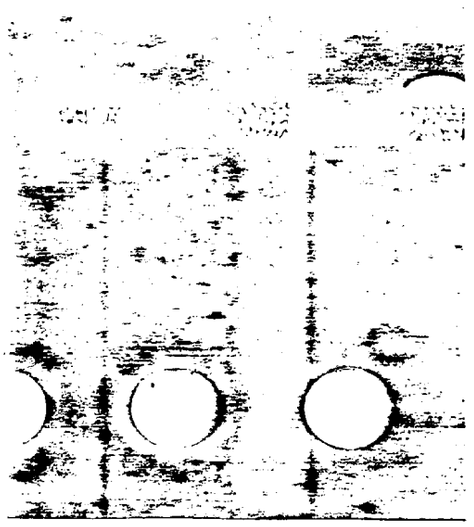
WITNESS my hand, at office, this 11th day of July, 1994.

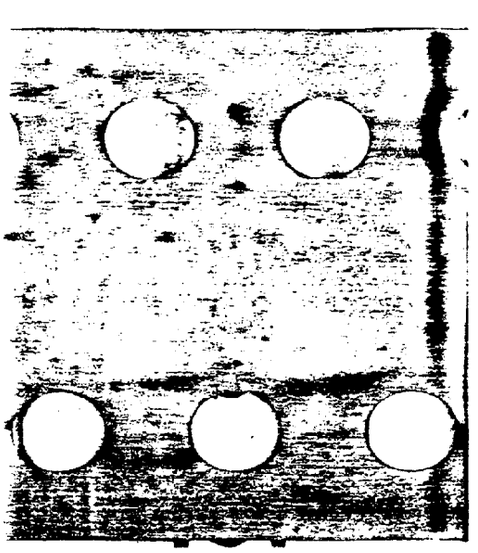
NOTARY PUBLIC

My Commission Expires: 1/12/95.

70624
IDENTIF. ↑ REFERENCE

94 JUL 13 AM 10:42
FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9406 PAGE 256

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6468

70624
IDENTIF. ↑ REFERENCE

94 JUL 13 AM 10:42

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

No. 813078