WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 95

_____
Notary Public

MY COMMISSION EXPIRES: January 17, 1999
(AFFIX SEAL)

Mail THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 181 East Main Street, Suite 8, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JERI MICHELLE FERGUSON (NAME)	Jeri Michelle Ferguson (NAME)	MAP 42-11-0-B
134 Heritage Trace (ADDRESS)	134 Heritage Trace (ADDRESS)	PARCEL 134
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, TEMCO LAND CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERI MICHELLE FERGUSON

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:

Land in Davidson County, Tennessee, being Apartment Unit No. 134, of Heritage Village Condominiums created under Title 66, Section 27-101, et esq., 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 TEMCO LAND COMPANY, INC., by deed from RESOLUTION TRUST CORPORATION, AS RECEIVER OF UNIFIRST BANK FOR SAVINGS, of record in Book 8350, page 931, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Charter of Heritage Homeowner's Association of record in Book 6418, page 478, Master Deed 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, and the By-Laws of record in 4758, page 190 and amended in Book 6484, page 348, and Book 9256, page 848, said Register's Office; easements and setback lines and covenants and restrictions as set forth on the above plan of record; Storm Water Detention Agreement of record in Book 6979, page 521, said Register's Office. and taxes for the

CONTINUED

unimproved ( )
This is improved (X) property, known as 134 HERITAGE TRACE, 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 17th day of February, 19 95

TEMCO LAND CO., INC.
By: _____
JOHN A. JOHNSON, SECRETARY

BOOK 9603 PG 955

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 TEMCO LAND CO., INC.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 17th day of February 19 95.

Commission expires January 17, 1999

Camille A Smith
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, Camille A. Smith a Notary Public within and for the State and County aforesaid, personally appeared John A. Johnson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged _____ to be the Secretary and _____ respectively of the Temco Land Co., Inc. the within named bargainor, and corporation, and that he as such Secretary 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 John A. Johnson as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN on this the 17th day of February 19 95.

My commission expires 1-17-99

Camille A Smith
Notary Public

LEGAL DESCRIPTION CONTINUATION

current year, which have been prorated and assumed by the Grantor(s) herein.

CAMILLE A SMITH NOTARY PUBLIC STATE OF TENNESSEE

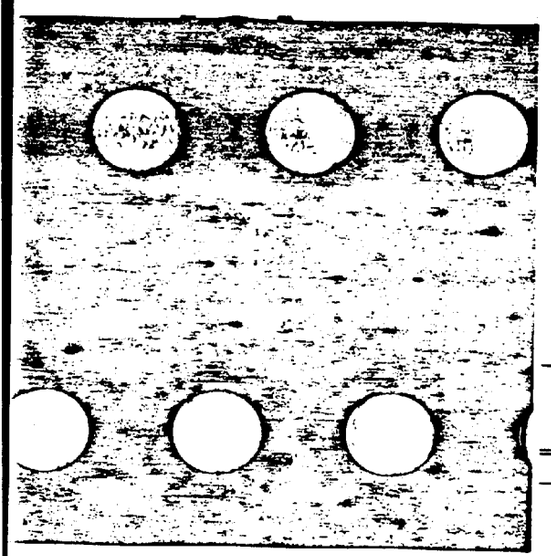
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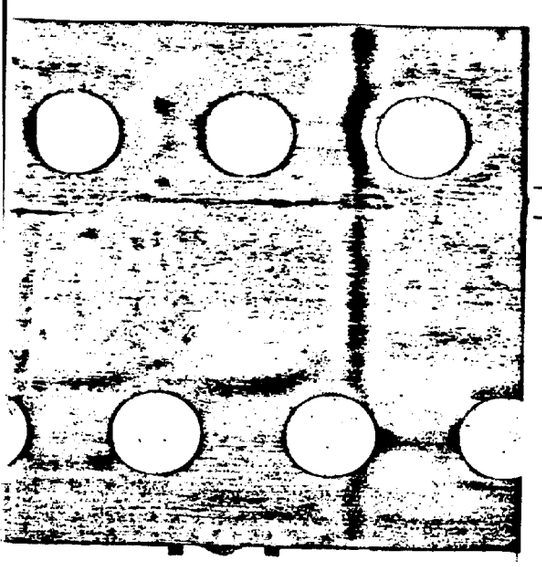
37140

IDENTIFICATION REFERENCE

95 FEB 27 AM 9:27

REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 956

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

02/27/95 01 09:28 0001 4968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37140
IDENTIF. ↑ REFERENCE
95 FEB 27 AM 9:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884643