WARRANTY DEED

book 9617 pg 531

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March 19 95

Notary Public

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

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
KIRBY CLIFTON (NAME)	Kirby Clifton (NAME)	MAP 042-11-0-B
845 Springfield Hwy (ADDRESS)	845 Springfield Hwy (ADDRESS)	PARCELS 7,8,9,
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	10 AND 11

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 COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIRBY CLIFTON

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 Nos. 201, 203, 205, 207 and 209, 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 Davidsion 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 Agrement of record in Book 6979, page 521, said Register's Office and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as LOTS ON MAYFLOWER LANE SOUTH, 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 1st day of March 19 95

TEMCO LAND COMPANY, INC.
By:
DAVID MATTHEWS, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

BOOK 9617 PG 532

Personally appeared before me, _____, 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 _____ _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DAVID MATTHEWS and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the TEMCO LAND COMPANY, INC. the within named bargainor, and corporation, and that he as such PRESIDENT 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 DAVID MATTHEWS as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, TN 37075 on this the 1st day of March 19 95 .

My commission expires January 17, 1999

Camille A. Smith
Notary Public

9979 03/13 0101 03CHECK 88.70

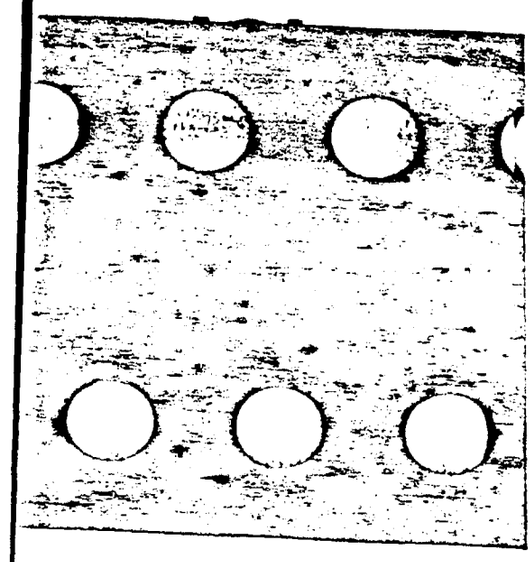
41687

IDENTIFYING REFERENCE

95 MAR 13 PM 3:32

FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 9617 PG 533

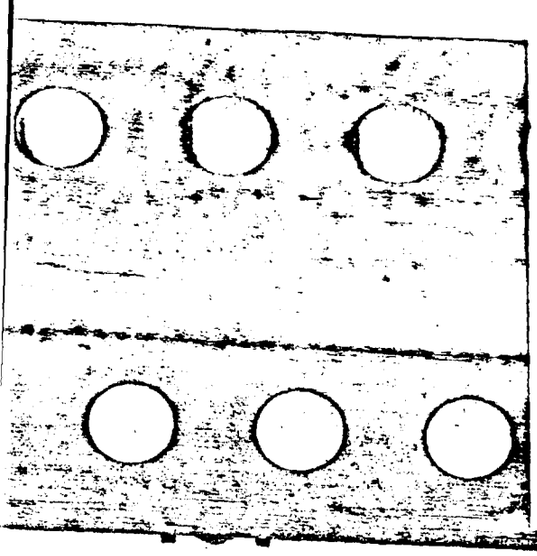
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

03/13/95 01 15:33 0001 9978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



41687
IDENTIF. ↑ REFERENCE

95 MAR 13 PM 3:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 889582