BOOK 9858 PG 679

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

X Elma Proctor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: 1/7/96
(AFFIX SEAL)

mail

**THIS INSTRUMENT WAS PREPARED BY**
BEATY TITLE COMPANY, 668 NASHVILLE PIKE, GALLATIN, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ROBERT E. PROCTOR (NAME) | Same (NAME) | MAP 042-11-O-B |
| 205 Mayflower Ln (ADDRESS) | (ADDRESS) | PARCEL 9.00 |
| Madison, Tn 37115 (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, Kirby Clifton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. PROCTOR AND WIFE, ELMA PROCTOR

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:

SITUATED in Davidson County, Tennessee, and being described as follows:

BEING Apartment Unit No. 205 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 part of the same property conveyed to Kirby Clifton by deed from Temco Land Company, Inc. of record in Book 9617, page 531, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to Charter of Heritage Homowner's Association of record in Book 6418, page 478, Master Deed of record in Book 4758,p age 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 reocrd in Book 4758, page 190, 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 current year which have been prorated and assumed by the Grantor(s) herein.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 203 South Mayflower Lane, 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 10th day of November 19 95

Kirby Clifton
KIRBY CLIFTON

STATE OF TENNESSEE

BOOK 9858 PG 680

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kirby Clifton, married

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 10th day of November 19 95.

Commission expires 1/7/96

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

LEGAL DESCRIPTION CONTINUATION

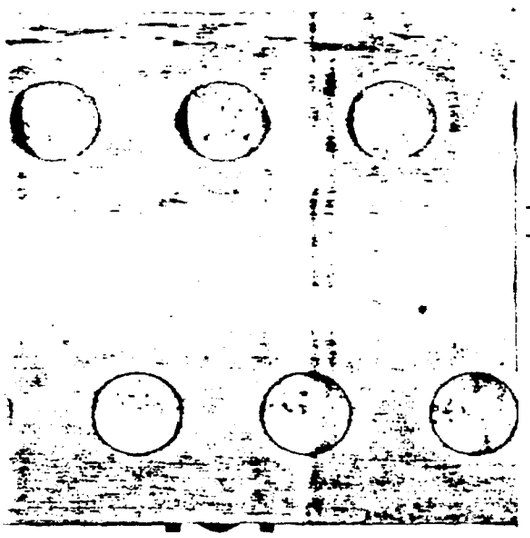
SAID property is not the principal place of residence of the Grantor and or his spouse.

0122588
IDENTIF. & REFERENCE

95 NOV 13 P1:12:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7937 11/13 0101 03CHECK 290.50





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

RECEIVED OF _____

FOR _____

BOOK 9858PG682

| | | |
|---|---|---|
| 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
DON TX 277.50
PRFEE 1.00
WDEED 12.30
TOTAL 290.50
CHECK 290.50
11/13/95 01 12:54 0001 7937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0122588 IDENTIF. & REFERENCE

95 NOV 13 P1 12:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 976510