BOOK 9914 PG 273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 65,250.00.

AFFIANT

Subscribed and sworn to before me, this 9th day of January, 1996.

NOTARY PUBLIC

My commission expires: 7/26/97

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

Address of New Owner as follows: 145 Heritage Trace Drive, Madison, Tennessee 37115

Send Tax Bills to: Morris E. Spain, Sr., 145 Heritage Trace Drive, Madison, Tennessee 37115

Map Number 4211B
Parcel Number: 128

WARRANTY DEED 251.43

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **Deborah L. Gothard aka Deborah L. Gothard Thomas**, hereinafter called the Grantor, and Floyd Thomas, joining in this conveyance, as the spouse of Deborah L. Gothard Thomas, have bargained and sold, and by these presents does transfer and convey unto, **MORRIS E. SPAIN, SR.**, a single person, hereinafter called the Grantee, his heirs, [successors] and assigns, a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Apartment Unit No. 146 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 of record 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 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 DEBORAH L. GOTHARD by deed from CUMBERLAND DEVELOPMENT CORPORATION OF MISSISSIPPI, INC., TRUSTEE FOR HERITAGE VILLAGE, A JOINT VENTURE of record in Book 7403, page 717, said Register's Office.
The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums, of record in Book 4758, page 179, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4758, page 190, amended of record in Book 5102, page 383, Book 6380, page 989, Book 6484, page 287; Book 6547, page 904, Book 6630, page 247, Book 9256, page 848, and Book 9654, page 906, said Register's Office.

Storm Water Detention Agreement of record in Book 6979, page 521, said Register's Office.
Restrictive Covenants contained in instrument of record in Book 4424, page 740, said Register's Office.
Matters shown on the Plan of record in Book 4460, Page 110. said Register's Office.
Subject to the liens of any unpaid assessments and/or special assessments.
Rights of others in and to the common elements.

GRANTEES hereby executes and agrees to pay a Deed of Trust Note to Nations Bank in the amount of Thirty Eight Thousand Nine Hundred Five and 14/100 Dollars ($38,905.14).

Said Deed of Trust simulataneously recorded herewith.

This is improved property, known as Apartment No. 146, Heritage Village Condominiums, 146 Heritage Trace Drive, Madison, Tennessee 37115.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs [successors] and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out and Grantor does further covenant and bind himself, its heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs [successors] and assigns, against the lawful claims of all

persons whomsoever.

WITNESS our hands this 8 day of Jan, 1996.

DEBORAH L. GOTHARD

Deborah L Gothard

FLOYD THOMAS (SPOUSE)

Floyd Thomas

DEBORAH L. GOTHARD THOMAS

Deborah L Gothard Thomas

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **DEBORAH L. GOTHARD aka DEBORAH L. GOTHARD THOMAS**, and FLOYD THOMAS (SPOUSE), herewithin named bargainors, with whim I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who have acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, this 8th day of January 1996.

Deborah Thomas

NOTARY PUBLIC

My Commission Expires: 7/26/97

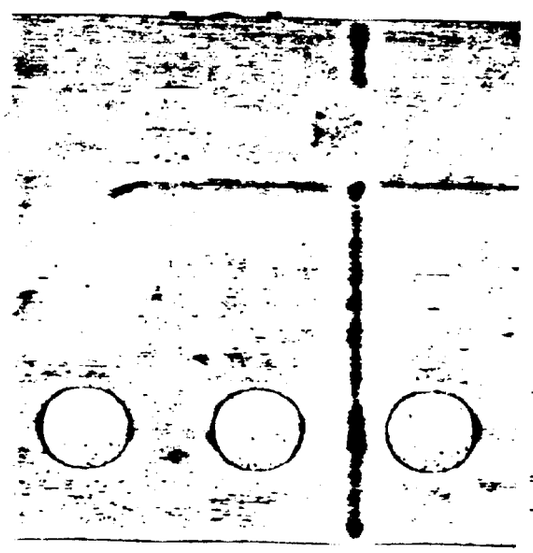
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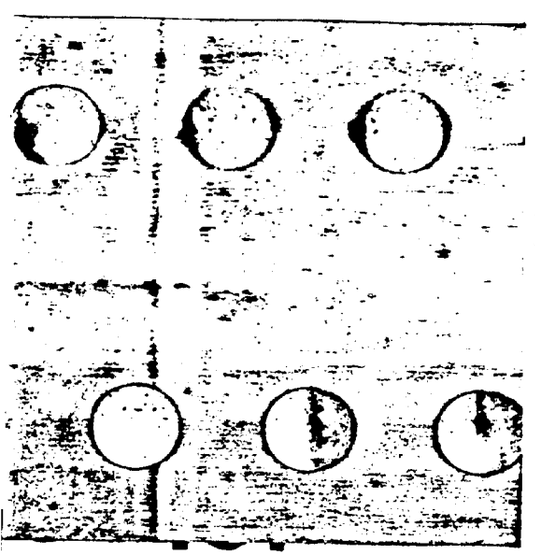
96 JAN 10 PM 3:55

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0139747

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9914 PG 276

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	65250.00
CON TX	241.43
PRFEE	1.00
MTGFEE	12.00
TOTAL	254.43
CHECK	254.43

6/12/96 01 15:39 3001 6574

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0139747
IDENTIF. # REFERENCE

96 JUN 10 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994908