This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9975 PG 587

ADDRESS NEW OWNER:
Kirby Clifton
845 SPRINGFIELD HIGHWAY
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
Map 42-11B-1
Group 42-11B-2
Parcel 42-11B-3
42-11B-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Temco Land Co., a Missouri corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kirby Clifton hereinafter called the Grantee, his 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. 101, 103, 105 and 107, 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 and further amended in Book 9654, page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Units 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 Amendment to the Master deed of record in Book 9654, page 906, said Register's Office, for a more complete identification and description of such Unit.
>
> Being part of 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.
>
> Temco Land Co. and Temco Land Company, Inc. are one and the same entitity.

This is unimproved property known as Lots 101,103,105 & 107 Heritage Village Condominiums, Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Metropolitan Government taxes for the year 1996 and subsequent years thereafter.
2. Matters shown on the Plan of record in Book 4460, page 110, said Register's Office.

3. NES Easement of record in Book 3573, page 343, said Register's Office.

4. 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 Condominium, of record in Book 4758, page 179, as amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287 and Book 9654, page 906, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 4758, page 190, as amended in Book 6484, page 348 and Book 9256, page 848, said Register's Office.

5. Storm Water Detention Agreement of record in Book 6979, page 521, said Register's Office.

6. Charter of Heritage Homeowner's Association of record in Book 6418, page 478, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kirby Clifton, his heirs and assigns, forever; and Temco Land Co., a Missouri corporation, does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 6th day of March, 1996.

Temco Land Co., a Missouri corporation

By: David Matthews, President

BOOK 9975 PG 589

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared David Matthews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Temco Land Co., a Missouri corporation, the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this the 6 day of March, 1996.

NOTARY PUBLIC

My Commission Expires:

5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 27,500.00.

AFFIANT

Subscribed and sworn to before me this 7 day of March, 1996.

NOTARY PUBLIC

My Commission Expires:

5-5-99

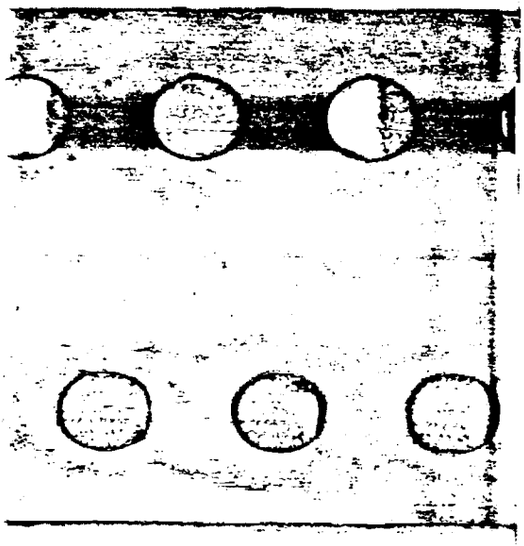
96 MAR 11 PM 3:17

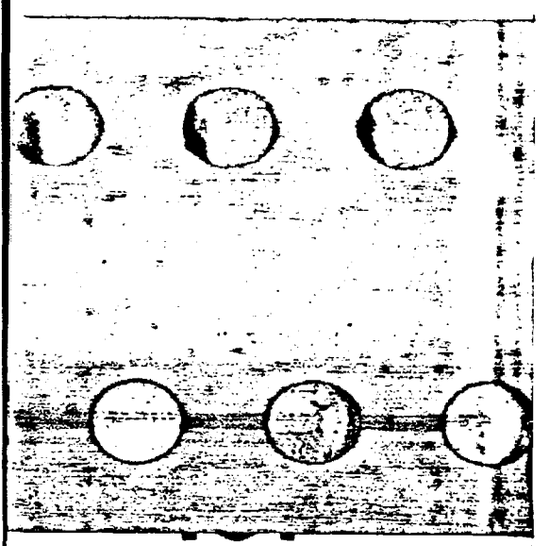
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

0158975

7198 03/11 0101 03CHECK 114.75





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

RECEIVED OF _____

FOR _____

BOOK 9975 PG 590

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	27500.00
CON TX	101.75
PRFEE	1.00
WDEED	12.00
TOTAL	114.75
CHECK	114.75

03/11/96 01 15:21 0001 7198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158975
IDENTIF. ↑ REFERENCE

96 MAR 11 PM 3:18

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

No. 1015286