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BOOK 10269 PG 234

7235

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

X Warner L. Bush
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November, 19 96.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warner L. Bush	New Owner	42-11-B-5 CO
(NAME)	(NAME)	
109 Heritage Trace Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warner L. Bush and wife, Connie B. Bush

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:

See exhibit A attached hereto and made a part hereof.

IDENTIF. & REFERENCE 124652

96 NOV 25 AM 9:43

REGISTER DAVIDSON COUNTY, TN.

This is improved property known as 109 Heritage Trace Drive, Madison, TN 37115

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 his hand this 21st day of November, 19 96.

Kirby Clifton

Kirby Clifton

File No.: 7235

ATTACHMENT

LAND in Davidson County, Tennessee, being Apartment Unit No. 109 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 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 at 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 Kirby Clifton by deed from Temco Lane Company, Inc., filed of record in Book 9975, Page 587 and by instrument of correction filed in Book 9992, page 898, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:
1. Taxes for 1997 and subsequent years.
2. Master Deed and By-Laws for Heritage Village Condominiums 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, said Register's Office.
3. Charter for Homeowners Association filed in Book 6418, page 478, said Register's Office.
4. Easement granted to Nashville Electric Service filed in Book 3573, page 343, said Register's Office.
5. Storm Water Detention Agreement filed of record in Book 6979, page 521, said Register's Office.

The above described property is investment property and not the residence of the grantor.

7235

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Kirby Clifton 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 Nashville, Tennessee, this 21st day of November, 19 96.

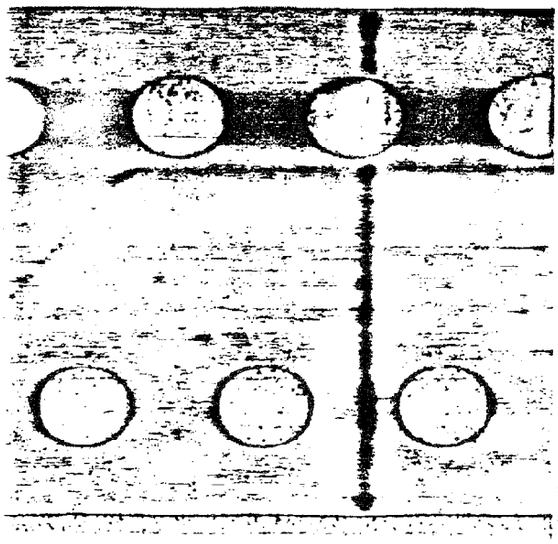
My commission expires 3/27/99

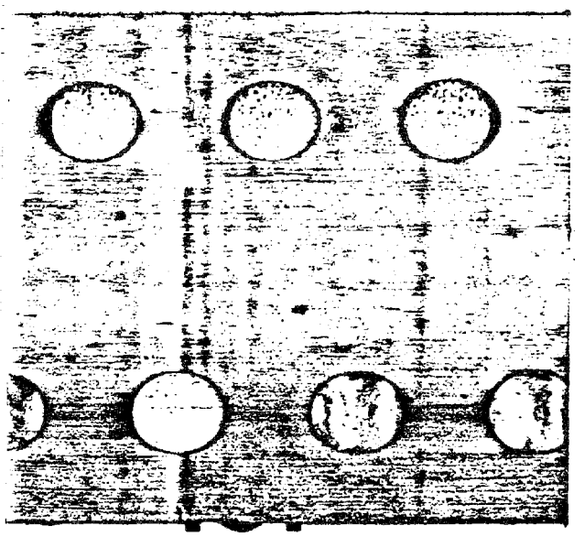
Ollie Mai Parsley
Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10269 PG 237

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 110500.00
				CON TX 408.85
				PRFEE 1.00
				WDEED 12.00
				TOTAL 421.85
				CHECK 421.85
11/25/96	01			09:44 0001 8773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249652
IDENTIF. & REFERENCE

96 NOV 25 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

No. 1091466