[redacted]

0250137

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

96 NOV 26 AM 8:45

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

OUR FILE NUMBER: R-5859

MAP/GROUP/PARCEL
042-11-0-B/035.00 CO

NEW OWNER'S NAME AND ADDRESS:
Karen L. Heath
145 Heritage Trace Drive
Madison, Tennessee 37115

BOOK 10270 PG 808

SEND TAX BILLS TO:
Countrywide Home Loans
155 Northlake Ave
Pasadena, CA 91109

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Landan D. Woodard and wife, Angela J. Johnson Woodard (formerly known as Angela J. Johnson), hereinafter called Grantors, do hereby transfer and convey unto Karen L. Heath, unmarried, her heirs and assigns, hereinafter called Grantee, property described as follows:

> LAND in Davidson County, Tennessee, being Apartment Unit No. 145, 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 the same property conveyed to Angela J. Johnson (now known as Angela J. Johnson Woodard) herein by deed of record in Record Book 9611, Page 648, Register's Office for Davidson County, Tennessee.
>
> Landan D. Woodard, husband of Angela J. Johnson Woodard, joins in the conveyance of this property for the purpose of conveying any interest, marital or otherwise, which he may have in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Landan D. Woodard

Landan D. Woodard

Angela J. Johnson Woodard

Angela J. Johnson Woodard

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Landan D. Woodard and wife, Angela J. Johnson Woodard, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 20th day of November, 1996.

Janet L. Adams

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $75,000.00.

Angela J. Johnson Woodard

AFFIANT

Sworn to and subscribed before me, this the 20th day of November, 1996.

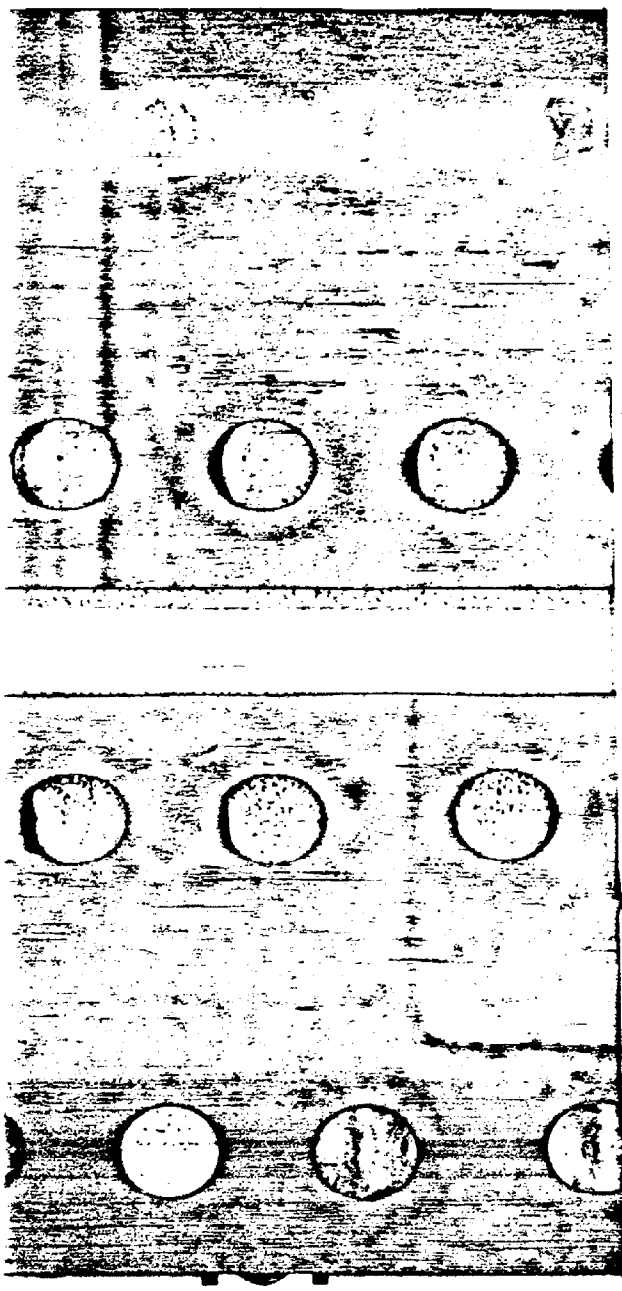
Janet L. Adams

NOTARY PUBLIC

My Commission Expires:
4-15-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

9294 11/26 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 10270 PG 810

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
			CON TX	277.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	286.50
			CHECK	286.50
11/26/96	01	08:44	0001	9294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250137
IDENTIF. # REFERENCE

95 NOV 26 AM 8:4
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1091982