PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX ~~XXXX~~ 1733
HENDERSONVILLE, TN 37077

BOOK 10287 PG 564

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Francisco J. Sandoval
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 1996

Notary Public W. K. Georgas

MY COMMISSION EXPIRES 10-07-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Francisco J. Sandoval	Freeman Webb Mortgage Corp.	11D 64068
(NAME) 1010 Heritage Drive	(NAME) 545 Mainstream Drive, S-101	42-11A-10-CO
(STREET ADDRESS OR ROUTE NUMBER) Madison, TN 37115	(STREET ADDRESS) Nashville, TN 37228	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

Melba L. Fehrman, a married woman, now known as Melba L. Hammond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francisco J. Sandoval, a married man

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:

Being Unit No. 1010, in a Horizontal Property Regime which is located on the Plat of Section 1, Heritage Village Condominiums, of record in Book 4675, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following: (1) Restrictive Covenants contained in instrument of record in Book 4424, Page 740, and Register's Office; (2) An owner's certificate shown in the Plan of record in Book 4675, Page 46, showing a 20 foot sanitary sewer easement; (3) Subject to the provisions and requirements of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701 et, seq,, of the Tennessee Code Annotated; and is subject to the By-Laws for the administration thereof; also subject to easements, rights, and interests in favor of other utility easements now or hereinafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions covenants, restrictions, options, burdens, assessements and other undertakings contained in the Master Deed Establishing a Horizontal Property regime of Heritage Village Condominium, of record in Book 4758, Page 179, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 4758, Page 190, Register's Office for Said County.

Being the same property conveyed to Melba L. Fehrman by Deed of record in Book 9288, Page 260, Register's Office for Davidson County, Tennessee.

James Hammond, spouse of Melba L. Fehrman now known as Melba L. Hammond. joins in this conveyance for the express purpose of conveying any and all of his right, title and interest, including all marital and homestead rights in the within described proeprty, unto the named Grantees.

This is improved XX (unimproved) property, known as 1010 Heritage Drive (House Number) (Street) Madison, TN 37115 (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 our hands this 9th day of December, 1996

Melba L. Hammond

James Hammond

STATE OF TENNESSEE
County of Davidson

BOOK 10287 PG 565

Personally appeared before me,
Melba L. Fehrman, a married woman, now known as Melba L. Hammond and Husband James
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Hammond

Witness my hand, at office, this 9th day of December , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

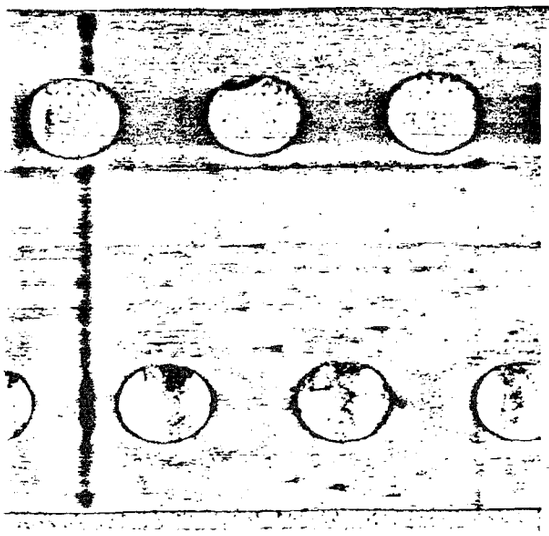
Notary Public

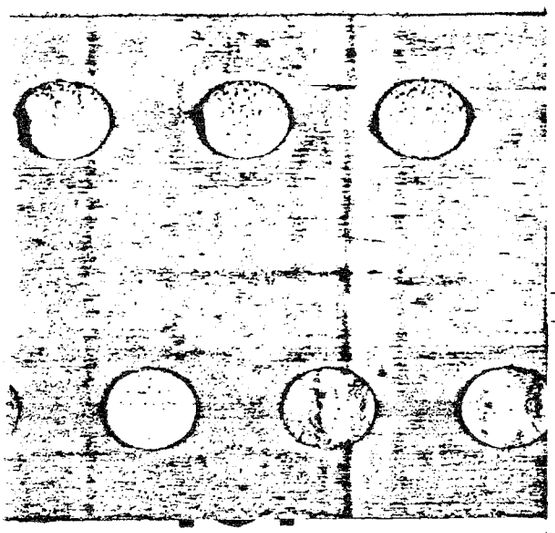
0254932
IDENTIFICATION REFERENCE

96 DEC 11 PM 2:27

REGISTER
DAVIDSON COUNTY, TN.

4613 12/11 0101 03CHECK 299.45





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

RECEIVED OF _____

FOR _____

BOOK 10287 PG 566

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 78500.00
				CON TX 290.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 299.45
				CHECK 299.45
12/11/96	01			14:28 0001 4613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254932
IDENTIF. & REFERENCE

96 DEC 11 PM 2:27
DAVIDSON COUNTY, TN

No. 1097243