BOOK 10374 PG 301

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Raymond G. Houle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 1996.

Kristeen Tollett
NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

This document is being executed pursuant to a Power of Attorney of record in Book 9232 Page 54, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TN 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND G. HOULE/LORA F. HOULE 105 HERITAGE TRACE DR. MADISON, TN 37115	SAME	MAP 42-11-B PARCEL 3

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 AND WIFE, PAULINE CLIFTON by and through Kirby Clifton, Attorney in fact.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RAYMOND G. HOULE AND WIFE, LORA F. HOULE

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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF, DESIGNATED EXHIBIT "A".

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1) 1997 TAXES AND SUBSEQUENT YEARS.
2) ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT OF HERITAGE VILLAGE CONDOMINIUM SET FORTH AS EXHIBIT A OF AMENDMENT TO THE MASTER DEED OF RECORD IN BOOK 9654, PAGE 906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3) MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF HERITAGE VILLAGE CONDOMINIUM 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, AND THE BY-LAWS APPENDED THERETO, INCLUDING LIENS FOR ASSESSMENTS AS PROVIDED THEREIN, EASEMENTS AND RESTRICTIONS AS CONTAINED THEREIN. ALL EASEMENTS AFFECT COMMON AREAS.
4) HOMEOWNER'S ASSOCIATION CHARTER, INCLUDING LIENS FOR ASSESSMENTS AS PROVIDED THEREIN, OF RECORD IN BOOK 6418, PAGE 478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
5) EASEMENT FOR POLES AND WIRES GRANTED TO N.E.S. OF RECORD IN BOOK 3573, PAGE 343, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
6) STORM WATER DETENTION AGREEMENT OF RECORD IN BOOK 6979, PAGE 521, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
7) ANY AND ALL RESTRICTIONS, CONDITIONS, AND EASEMENTS OF RECORD.

This is improved property known as: 105 HERITAGE TRACE DRIVE, MADISON, TN 37115
(House Number) (Street) (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 MY hand(s) this 7TH day of MARCH, 1996.

Kirby Clifton
KIRBY CLIFTON

Pauline Clifton
PAULINE CLIFTON

BOOK 10374 PG 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KIRBY CLIFTON, with whom I am personally acquainted, or whose identity was 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, at office, this 7TH day of MARCH, 1997.

Christine Weber
NOTARY PUBLIC

My Commission Expires: 3-25-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIRBY CLIFTON, Attorney-in-Fact for PAULINE CLIFTON, the Bargainors, with whom I am personally acquainted that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on bebhalf of PAULINE CLIFTON for the purposes therein contained.

WITNESS my hand and official seal this 7th day of March 1997.

Christine Weber
NOTARY PUBLIC

My Commission Expires:

3-25-2000

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT "A"

BOOK 10374 PG 303

LEGAL DESCRIPTION:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. 105, 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 THE SAME PROPERTY CONVEYED TO KIRBY CLIFTON FROM TEMCO LAND CO., A MISSOURI CORPORATION OF RECORD IN BOOK 9975, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND TO KIRBY CLIFTON FROM TEMCO LAND CO., A MISSOURI CORPORATION BY DEED OF CORRECTION OF RECORD IN BOOK 9992, PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KC

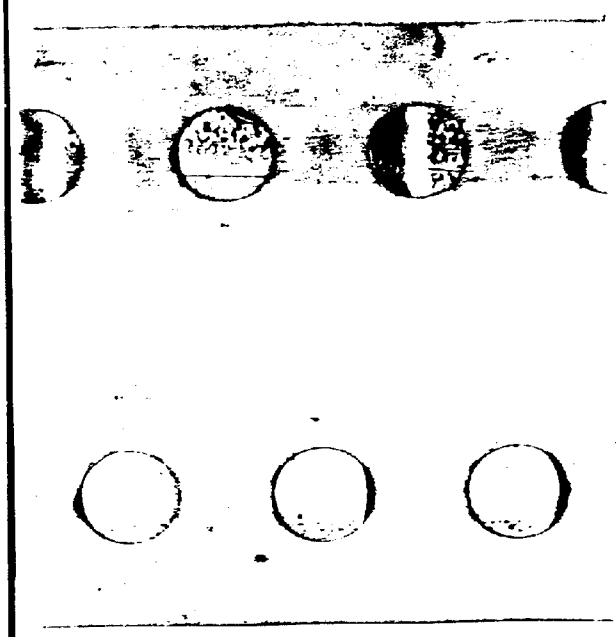
0280443

IDENTIFICATION/REFERENCE

97 MAR 10 P 1:03

DAVIDSON CO. TENN.

4371 03/10 0101 03CHECK 408.90



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

RECEIVED OF _____

FOR _____

BOOK 10374 PG 304

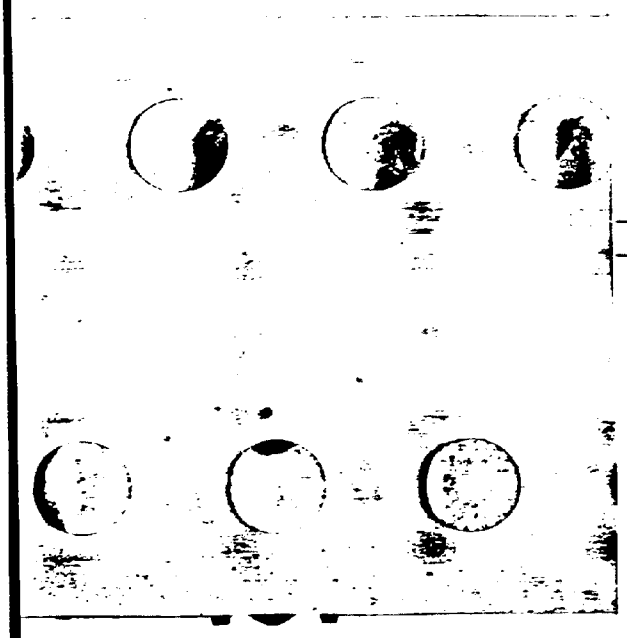
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	107000.00
			CON TX	395.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	408.90
			CHECK	408.90

03/10/97 01 11:05 0001 4371



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280443
IDENTIFYING REFERENCE

97 MAR 10 AM 11:05
REGISTER
DAVIDSON COUNTY

No. 1124742