Box 52

THIS INSTRUMENT PREPARED BY:
JOHN M. CANNON
CANNON, CANNON & COOPER, P.C.
1000 Northchase, Suite 110
P. O. Box 749
Goodlettsville, TN 37070-0749
(615)851-1880

BOOK 10556 PG 44

Based on information provided by the parties.

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS:	MAP & PARCEL:
Annie J. Denson	Same as Owner	42-11A-45
1045 Heritage Drive		
Madison, TN 37115		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 167868.42

Sworn to and subscribed before me, this 8th day of July, 1997.

James L. Denson
AFFIANT

NOTARY PUBLIC

My Commission Expires: 7/25/98.

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named "Grantee" and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES L. DENSON, SR., "Grantor," by these presents, do hereby quitclaim and convey unto ANNIE J. DENSON, "Grantee," her heirs and assigns, all my interest in and to the following described property in Davidson County, Tennessee:

Being Unit No. 1045, together with the carport designated number 1045, on the Plan of Heritage Village Condominium, Section One, Second Addition, of record in Plat Book 4955, Page 55, Register's Office for Davidson County, Tennessee, described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 4758, Page 179, amended in Book 4808, Page 829, further amended in Book 5102, Page 383, Book 6380, Page 989, and Book 6484, Page 287, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Denson, Sr. and wife, Annie J. Denson by deed of record in Book 9242, Page 399, Register's

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Office, Davidson County, Tennessee.

This conveyance is subject to all the provisions 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 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 utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burden, assessments, and other undertakings contained in the Master Deed and By-Laws of record in Book 4758, page 179, amended in Book 4808, page 829, further amended in Book 5102, page 383, Book 6380, page 989, and Book 6484, page 287, said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 1045 Heritage Drive, Madison, Tennessee 37115.

WITNESS my hand this 8 day of July, 1997.

James L. Denson, Sr.
JAMES L. DENSON, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, JAMES L. DENSON, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of July, 1997.

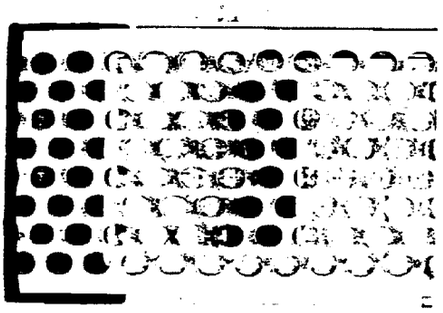
NOTARY PUBLIC

My Commission Expires: 7/25/98.

97 AUG -4 PM 3:41
FELIX E. DELK
REGISTER
DAVIDSON COUNTY, TN.

2851 08/04 0101 03CHECK 71.42

IDENTIFICATION REFERENCE
013338 66



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

RECEIVED OF _____

FOR _____

BOOK 10556 PG 46

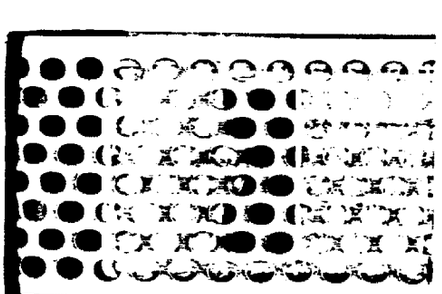
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 16868.42
CON TX 62.42
PRFEE 1.00
WDEED 8.00
TOTAL 71.42
CHECK 71.42

08/04/97 01 15:45 0001 2851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0333866
IDENTIF. REFERENCE

97 AUG -4 PM 3:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1182466