BOOK 10580 PG 397

This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**5110 Maryland Way, Suite 200**
**Brentwood, Tennessee 37027**

Box 60

ADDRESS NEW OWNER:
**Maryde A. Arnold**
**134 Heritage Trace**
**Nashville, Tennessee 37115**

SEND TAX BILL TO:
**MORTGAGEE**

MORTGAGEE:
**SunTrust Bank, Nashville, N.A.**
**201 Fourth Avenue North, Post Office Box 305110**
**Nashville, TN 37230-5110**

MAP **42-11**
GROUP **B**
PARCEL **134**

# WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeri Michelle Ferguson, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Maryde A. Arnold, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidon County, TN being Apartment Unit No. 134 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, Book 6380, page 989, and further supplemented and amended by instrument of record in Book 6484, page 287, said Register's Office, 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 Jeri Michelle Ferguson, unmarried by deed from Temco Land Co., Inc. dated , of record in Book 9603, page 954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 134 Heritage Trace, ~~Nashville~~ Madison, Tennessee 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 "GRANTEE", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 this the 22nd day of August, 1997.

Jeri Michelle Ferguson

Jeri Michelle Ferguson

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeri Michelle Ferguson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of August, 1997.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $76,000.00.

Maryde C. Cook

AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 1997.

Robert M. Loffi

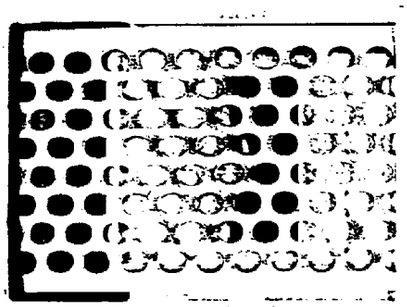
Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

0340931
IDENTIF. & REFERENCE

97 AUG 25 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0486 08/25 0101 03CHECK 290.20



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

RECEIVED OF _____

FOR _____

BOOK 10580 PG 399

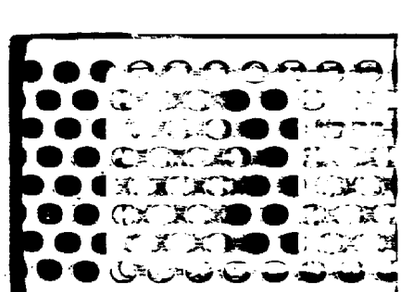
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 76000.00
CON TX 281.20
PRFEE 1.00
WDEED 8.00
TOTAL 290.20
CHECK 290.20

08/25/97 01 13:46 0001 0486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0340931
IDENTIF. ↑ REFERENCE

97 AUG 25 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190007