THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37075

From information furnished by the parties.

| Address New Owner(s) | Send Tax Bills To | Map-Parcel No. |
|---|---|---|
| Mary Frances Couts<br>Name | Same<br>Name | Map 42 – 11B |
| 165 Heritage Trace Drive<br>Street Address | Street Address | Parcel No. 45 |
| Madison, TN 37115<br>City, State, Zip | City, State, Zip | 1D-93496 |

Mail

## WARRANTY DEED

This instrument made and entered into on this 30th day of September, 1997, by and between **Jean Couts Bigger and husband, William Henry Bigger**, Grantors, and **Mary Frances Couts, unmarried**, Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby transfers and conveys to the Grantee, all of her right, title and interest in and to the described real estate, located in **Davidson** County, Tennessee to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being Apartment Unit No. 165 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 as 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 here 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 Jean Couts Bigger and husband, William Henry Bigger by Warranty Deed from Mary Frances Couts, unmarried, of record in Book 10422, Page 165, Register's Office for Davidson County, Tennessee.

**This is improved property known as Apartment 165, Heritage Village Condominiums, 165 Heritage Trace Drive, 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, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1997. This conveyance is made subject to terms, conditions, obligations, etc. as set forth in 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, said Register's Office. This conveyance is further made subject to notes, easements, setback lines, etc. as may be set forth on the Plat of Heritage Village Condominiums which is shown as Exhibit "A" to the above described Master Deed.

Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors, and assigns against lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

BOOK 10631 PG 557

Witness our hands this 10 day of Sept., 1997

Jean Couts Bigger
Jean Couts Bigger

William Henry Bigger
William Henry Bigger

STATE OF IN
COUNTY OF Marion

Personally appeared before me, Jean Couts Bigger, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of Sept, 1997.

Barbara A.O. Carey
Notary Public

OFFICIAL SEAL
BARBARA CAREY
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires Apr. 17, 2001

My commission expires:

STATE OF IN
COUNTY OF Marion

Personally appeared before me, William Henry Bigger, 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 10 day of Sept., 1997.

Barbara A.O. Carey
Notary Public

OFFICIAL SEAL
BARBARA CAREY
NOTARY PUBLIC - INDIANA
MARION COUNTY
My Comm. Expires Apr. 17, 2001

My commission expires:

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $57,000.00. Subscribed and sworn to before me, this the 30 day of September, 1997.

Mary Frances Couts
Affiant

Marsha D. Sunderland
Notary Public

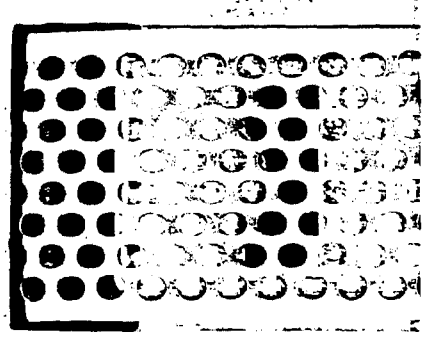
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: Nov 27, 1997

5481 10/02 0101 03CHECK 219.90

0354922
IDENTIF. + REFERENCE

97 OCT -2 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

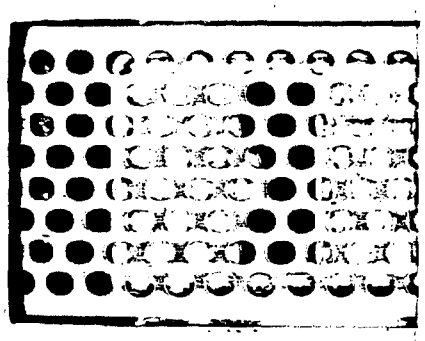
BOOK 10631 PG 558

| | | |
|---|---|---|
| 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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90
10/02/97 01 14:36 0001 5481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0354922
IDENTIF. ↑ REFERENCE

97 OCT -2 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204831