0407530

MAP, PARCEL & REFERENCE

This Instrument Prepared By:
Catherine A. Schmidt
LAW OFFICES OF K. GABRIEL HEISER
5120 Virginia Way, Suite B-13
Brentwood, TN 37027
(615) 661-0405

98 MAR -4 AM 9:16

QUIT CLAIM DEED BOOK 10821 PG 11

KNOW ALL MEN BY THESE PRESENTS, that JAMES E. DURY, and wife, JANE C. DURY, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey their right, title, and interest in the below-described property to JANE C. DURY and JAMES E. DURY, Trustees, or their successors in trust, under the JANE DURY Living Trust, dated January 25, 1997, and any amendments thereto. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Lot No. 90 on the Plat of Hemmingwood, Phases I, II, III and IV of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to JAMES E. DURY, and wife, JANE C. DURY, by deed from Homes by Heritage, Inc., of record in Book 425, page 210, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. All things and matters set forth in Heritage Heights Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6892, page 540, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 268, wherein the name of Heritage Heights was changed to Hemmingwood, all of record in the Register's Office, Davidson County, Tennessee.

2. Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee, of record in Book 6728, page 673, Register's Office, Davidson County, Tennessee.

3. All things and matters set forth on the Plat of Hemmingwood, Phases I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's Office, Davidson County, Tennessee.

4. Quitclaim Deed from Homes by Heritage, Inc. a Tennessee Corporation, to Hemmingwood Homeowner's Association, Inc. of record in Book 6962, page 404, Register's Office, Davidson County, Tennessee.

This is improved property known as 5508 Hearthstone Lane, Brentwood, Tennessee 37027.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument

IN TESTIMONY WHEREOF, we have executed this instrument this 8th day of February, 1997.

JAMES E. DURY

JANE C. DURY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JAMES E. DURY, and JANE C. DURY, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal, this 8th day of February, 1997.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 03/24/2000

NOTARY PUBLIC

Property address:
5508 Hearthstone Lane
Brentwood, Tennessee 37027

Mail Tax Bills To:
JAMES E. DURY, Trustee
5508 Hearthstone Lane
Brentwood, Tennessee 37027

PARCEL I.D.
160-11-0-A 090

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

JAMES E. DURY, Affiant

Subscribed and sworn to before me, this 8th day of February, 1997.

CATHERINE A. SCHMIDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 03/24/2000

NOTARY PUBLIC