WARRANTY DEED

MIGNON SUELSER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Lorraine Payne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

mad **THIS INSTRUMENT WAS PREPARED BY**

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorraine Payne (NAME)	Same as new owner (NAME)	42-11A-40CO
1040 Heritage Village Drive (ADDRESS)	(ADDRESS)	11D64063
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles T. Bennett and wife, Virginia F. Bennett

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

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:

A part of Heritage Village Condominium tract as of record in Plat Book 4675 at page 46, Register's Office of Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 1040 on the said section plat together with the carport designated number 1040, a family unit type No. A, as shown in and 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, of the Register's Office of Davidson County, Tennessee.

TOGETHER WITH each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the parties of the second part do assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Charles T. Bennett and wife, Virginia F. Bennett by deed from David L. Pollack, Trustee, of record in Book 4789, page 376, Register's Office, Davidson County, Tennessee.

..CONTINUED..

unimproved ( )
This is improved (X) property, known as 1040 Heritage Village Drive, Madison, Tennessee 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 our hand s this 5th day of August 19 98

Charles T. Bennett

Virginia F. Bennett

406700 02/01/01 03:08PM 275.50

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 Charles T. Bennett and wife, Virginia F. Bennett

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of August, 19 98.

Commission expires _____

Notary Public

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

CONTINUED:

Subject to easements of record in Book 6952, page 928 and Book 6979, page 521, said Register's Office.

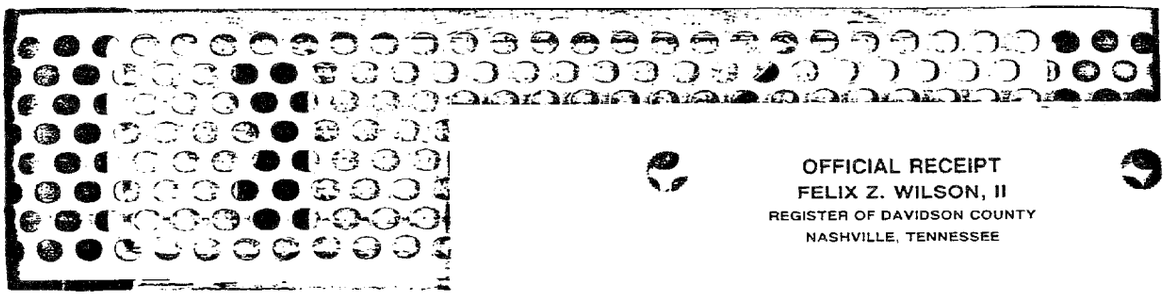
Master Deed & By-Laws of record in Book 4758, page 179, Book 4808, page 829, Book 5084, page 580, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Book 9256, page 848, said Register's Office.

98 AUG -7 AM 10:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04.72277



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

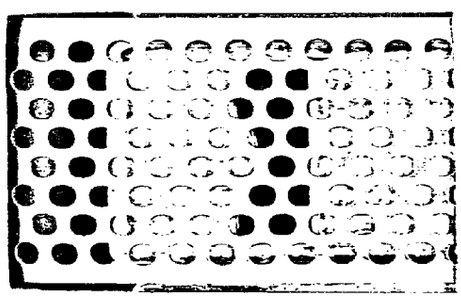
RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 806

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0472277 IDENTIF. ← REFERENCE

98 AUG -7 AM 10:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

CAMT	71500.00
MOR TX	264.55
ERR	CO
MOR TX	264.55-
CON TX	264.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	275.55
CHECK	275.55

08/07/98 01 10:45 0001 4067

No. 1329639