THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY, Attorney-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Kathryn T. Cobb
301 Plymouth Rock Court
Madison, Tennessee 37115

MAP: 42-11B

PARCEL: 18

BOOK 11498 PG. 234

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **EARLINE GRIMES**, Grantor, have this day bargained and sold, and do hereby transfer and convey unto **KATHRYN T. COBB**, Grantee, her heirs and assigns, forever, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Apartment Unit No. 301 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, 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, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth 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 Earline Grimes by deed of record in Book 7642, Page 110, Register's Office, Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, KNOWN AS 301 PLYMOUTH ROCK COURT, MADISON, TENNESSEE 37115.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. All terms and provisions of the Master Deed of record in Book 4758, Page 179, amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989, and Supplemented and Amended in Book 6484, Page 287, Register's Office, Davidson County, Tennessee.

2. All terms and provisions of the Charter of Heritage Village Homeowners' Association, of record in Book 6418, Page 478, Register's Office, Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions of record and as shown on the plat of Heritage Village Condominiums set forth as Exhibit "A" of the Master Deed as supplemented and amended.

99 MAY 27 PM 4:13
REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE
U5923346

4. Taxes for the current year which have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said **KATHRYN T. COBB**, Grantee, her heirs and assigns, forever.

I DO COVENANT with the said **KATHRYN T. COBB**, Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, all visible easements, and 1999 real estate taxes, and the title to said property I will forever warrant and defend against the claims and demands of all persons whomsoever.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN TESTIMONY WHEREOF, I hereunto set my hand this 20th day of May, 1999.

BOOK 11498 PG. 235

Earline G. Grimes
EARLINE GRIMES

STATE OF TENNESSEE

COUNTY OF SUMNER

3754 05/27 0101 03CHECK 399.5

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **EARLINE GRIMES**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 20th day of May, 1999.

J. R. Bradley
NOTARY PUBLIC

My Commission Expires: 7/21/02.

J. R. BRADLEY NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property transferred, whichever is greater, is $ 105,000.00.

Kathryn Cobb
AFFIANT

Subscribed and sworn to before me on this the 21st day of May, 1999.

J. R. Bradley
NOTARY PUBLIC

My Commission Expires: 7/2/02.

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0592346

IDENTIFICATION REFERENCE

99 MAY 27 PM 4:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CON TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

05/27/99 01 16:17 0001 1754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466324