47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Christopher A. Riley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 99

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE

BOOK 11685 PAGE 726

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 210 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Riley, Unmarried	Mortgage Portfolio Services,	MAP 42-11A
(NAME)	(NAME)	
1027 Heritage Drive	5520 LBJ Freeway, Suite 200	PARCEL 27
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, Texas 75240	
(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, Elizabeth B. Bird, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Riley, Unmarried and David A. Riley and wife, Patricia A. Riley

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:

Unit No. 1027 on the said section plat together with the carport designated number 1027, and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium including the Plan and the Administration By-Laws thereunto attached and exhibited, recorded in Book 4758, page 175, of the Register's Office for Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtanances 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 Party of the Second Part does assume and agree to observe and perform, including, but not limited to the payment of assessments.

Being the same property conveyed to Elizabeth B. Bird, Unmarried, by deed from Bobby Darrell Denson, Unmarried, of record in Book 9241, Page 737, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1027 Heritage Drive, Madison, TN 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 my hand this 29th day of September, 19 99

Elizabeth B. Bird

SOUTHERN TITLE CHECK
$277.40

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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 Elizabeth B. Bird

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of September 1999.

Commission expires 11-27-99

Notary Public

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

99 OCT -4 AM 8:33

JILL GRIMWELL REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

06420013

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

0642013

IDENTIFICATION REFERENCE

99 OCT -4 AM 8:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

BOOK 11685 PAGE 728

CAMT	72000.00
CAMT	72000.00
CON TX	266.40
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	277.40
CHECK	277.40

10/04/99 01 08:37 0001 5012

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522904