THIS INSTRUMENT PREPARED BY:
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Instr:200008290085101 Page: 1 OF 3
REC'D FOR REC 08/29/2000 10:05:13AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $377.40

WARRANTY DEED

NEW OWNERS:
Lafayette H. Pierce, et ux
510 Colony Trace Court
Madison, TN 37115

SEND TAX BILLS TO:
SAME

MAP #42-11B
PARCEL #96

FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, BRIAN BOUSKILL and MELODY RANDOL, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto LAFAYETTE H. PIERCE and MYRTLE F. PIERCE, 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:

Being Apartment Unit No. 510 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 for 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 Carolyn J. Bouskill, unmarried, by Deed from Jack Boyd, Jr. and wife, Betty R. Boyd of record in Book 9008, page 548, Register's Office for Davidson County, Tennessee. Carolyn J. Bouskill being unmarried died on November 26, 1999, and designated Brian Bouskill and Melody Randol as her sole beneficiaries by Last Will and Testament of record in Will Book 236, page 536 in the office of the Clerk of the Probate Court for Davidson County, Tennessee.

This is improved property, known as 510 Colony Trace 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 for 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 for 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.

4. Taxes for the current year which has been prorated and assumed by the Grantees herein.

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; 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 this 25th day of August, 2000.

BRIAN BOUSKILL

MELODY RANDOL

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named BRIAN BOUSKILL, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfaction, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at PLACENTIA, California, this 21ST day of August, 2000.

TERRY E. CAFFEY
COMM. #1254057
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Expires Mar. 17, 2004

(SEAL)

NOTARY PUBLIC

My commission expires 3-17-04.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named MELODY RANDOL, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfaction, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 25th day of August, 2000.

LOUIS W. CLARK III
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

NOTARY PUBLIC

(SEAL)

My commission expires 4/22/2001.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

AFFIANT

Subscribed and sworn to before me, this the 25th day of August, 2000.

NOTARY PUBLIC

(SEAL)

My commission expires 4/22/2001

SUMNER COUNTY, TENN. LOUIS W. CLIVER III NOTARY PUBLIC AT LARGE