# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/01 08:26 2pgs
Fees:13.00 Taxes:425.50

20010928-0104898

STEVEN G. WATERS NOTARY PUBLIC AT LARGE My Commission Expires July 24, 2004 DAVIDSON CO. TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2001

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Dixie J. Clark Trust (NAME) | Same as new owner (NAME) | 42-11B-4CO |
| 107 Heritage Trace Drive (ADDRESS) | (ADDRESS) | 11D 93455 |
| 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, Billy C. Forkum and wife, Tennie B. Forkum and H. Allen Luter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dixie Johnson Clark as Trustee under The Dixie J. Clark Trust (The Dixie J. Clark Trust being revokable) dtd 7-14-00

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:

LAND in Davidson County, Tennessee, being Apartment Unit No. 107 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 and further amended in Book 9654, page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said units as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of amendment to the Master Deed of record in Book 9654, page 906, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Billy C. Forkum and wife, Tennie B. Forkum by deeds of record in Book 10459, page 899 and Book 10985, page 313, Register's Office, Davidson County, Tennessee.

By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 4758, page 190 and amended in Book 6484, page 348 and Book 9256, page 848, said Register's Office. All easements affect common areas.

Homeowners Association Charter, including liens for assessment as provided therein, of record in Book 6418, page 478, said Register's Office.

Property is subject to an easement for poles and wires granted to N.E.S. of

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 107 Heritage Trace 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 14th day of September, 2001

Billy C. Forkum

H. Allen Luter

Tennie B. Forkum

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 Billy C. Forkum and wife, Tennie B. Forkum and H. Allen Luter

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 14th day of September, 2001.

Commission expires _____

_____
Notary Public

STEVEN C. WATTS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Expires JUN. 12, 2002

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 _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

record in Book 3573, page 343, said Register's Office.

Property is subject to a Storm Water Detention agreement of record in Book 6979, page 521, said Register's Office.