THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 14985B

MAP/GROUP/PARCEL:
42-11-B/034.00

NEW OWNER'S NAME AND ADDRESS:
Maxine H. Kirk
143 Heritage Trace
Madison, Tennessee 37075

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 03/12/03 10:19 2pgs
Fees:13.00 Taxes:425.50
20030312-0032851

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, Elsie W. Lane, an unmarried woman, hereinafter called Grantor, does hereby transfer and convey unto Maxine H. Kirk, an unmarried woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Apartment Unit No. 143 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 Book 9654, Page 906, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit 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 said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.
>
> The subject property is commonly known as 143 Heritage Trace Drive, Madison, Tennessee 37115..
>
> BEING the same property conveyed to Grantor herein by deed of record in Instrument #20010627-0067888, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Elsie W. Lane

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Elsie W. Lane, an unmarried woman, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 6th day of MARCH 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $115,000.00.

AFFIANT

Sworn to and subscribed before me, this the 6th day of March 2003.

NOTARY PUBLIC

My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006