Davidson County DEEDWARR
Recvd: 04/22/03 12:23 3pgs
Fees:18.00 Taxes:295.63

20030422-0052993

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **8th** day of **April, 2003, by and between TINNON WAYNE MEDLEY and BETTYE SHARON MEDLEY, HUSBAND AND WIFE, hereinafter called Grantors, and WILMA OMNIK, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TINNON WAYNE MEDLEY and BETTYE SHARON MEDLEY, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto WILMA OMNIK, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 10 HERITAGE GLEN COURT, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

TINNON WAYNE MEDLEY
Signature of Seller

BETTYE SHARON MEDLEY

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, TINNON WAYNE MEDLEY and BETTYE SHARON MEDLEY, HUSBAND AND WIFE, the within named bargainors, 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, at office, this **8th** day of April, 2003.

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

WILMA OMNIK
10 Heritage Glen Ct,
Madison, Tn 37115

Property Address:

10 HERITAGE GLEN COURT
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 042-08-0, GROUP A, PARCEL 9.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$79,900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **8th** day of **April, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 9 on the Plan of Heritage Glen P.U.D., as recorded in Book 6900, page 981, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TINNON WAYNE MEDLEY and BETTYE SHARON MEDLEY, HUSBAND AND WIFE, by CASH DEED FOR TENNESSEE from ANDREW M. CUOMO, SECRETARY OF HUD, of record in INSTRUMENT NO. 20000928-0096239, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 042-08-0, GROUP A, PARCEL 9.00).

2. All matters as set forth on the Plan of Heritage Glen P.U.D. of record in Plat Book 6900, page 981, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7939, page 978, Register's Office for DAVIDSON County, Tennessee.

4. By-laws of Heritage Glen Homeowners Association of record in Book 7939, page 930, said Register's Office.

5. Charter of Heritage Glen Homeowners Association, of record in Book 8108, page 508, said Register's Office.