Davidson County DEEDWARR
Recvd: 05/06/03 09:30 2pgs
Fees:13.00 Taxes:277.50

20030506-0059866

FILE NO: 2003042

488

This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Linda H. Stone	(NAME) Same	Map 42-11-A Parcel 25
(STREET ADDRESS) 1025 Heritage Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Madison Tennessee 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ROBERT S. MAREK, KENNETH F. MAREK, PATRICIA MAREK CHUTE and VICTORIA M. FRASER,** have this day bargained and sold, and do hereby transfer and convey unto the said, **LINDA H. STONE, an unmarried person,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Heritage Village Condominium tract as shown per plat of record in Plat Book 4675, page 46, Register's Office, Davidson County, Tennessee, the part hereby conveyed being: Unit No. 1025 on the said section plat, together with the carport designated Number 1025, a family unit type No. A, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and Administrative Bylaws thereunto attached and exhibited, recorded in Book 4758, page 179, Register's Office, Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging as set forth in the same Master Deed, Plan and Administrative Bylaws, 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, Plat, Bylaws in Book 4758, page 190, and restrictions in Book 4424, page 740, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Bettie M. Marek by deed of record in Book 6643, page 415, Register's Office, Davidson County, Tennessee. Bettie M. Marek having since died and title vested in her heirs at law, Robert S. Marek, Kenneth F. Marek, Patricia Marek Clute and Victoria M. Fraser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00.

Subscribed and sworn to before me this the 1st day of May, 2003.

Linda H. Stone
Affiant

My commission expires: 7/30/05

Kay B. Housch, Notary Public

This is improved property known as 1025 Heritage Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st day of May, 2003.

Robert S. Marek
Robert S. Marek by Bobby M. Watts, Attorney-in-Fact

Kenneth F. Marek
Kenneth F. Marek by Bobby M. Watts, Attorney-in-Fact

Patricia Marek Chute

Patricia Marek Chute by Bobby M. Watts, Attorney-in-Fact

Victoria M. Fraser

Victoria M. Fraser by Bobby M. Watts, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **ROBERT S. MAREK, KENNETH F. MAREK, PATRICIA MAREK CHUTE and VICTORIA M. FRASER by BOBBY M. WATTS, Attorney-in-Fact for ROBERT S. MAREK, KENNETH F. MAREK, PATRICIA MAREK CHUTE and VICTORIA M. FRASER**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2003.

Kay B. Housch, Notary Public
My Commission Expires: 7/30/05

ENCUMBRANCES:

1. 2003 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plan of record in Plat Book 4675, page 46, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 4424, page 740, Register's Office, Davidson County, Tennessee.
4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the Bylaws for the administration thereof; to the easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominium, of record in Book 4758, page 179; amended in Book 4808, page 829; Book 5102, page 383; and in Book 6484, page 287, Register's Office, Davidson County, Tennessee, and Bylaws of record in Book 4758, page 190, said Register's Office.