Davidson County DEEDWARR
Recvd: 06/15/04 07:58 2pgs
Fees:13.00 Taxes:425.50
20040615-0070238

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Shirley C. Williams 103 Heritage Trace Dr. Madison, TN 37115	Same as New Owner	Map 42-11-0-B Parcel 2.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H. H. HOOPER, JR. and wife, REBA HOOPER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto SHIRLEY C. WILLIAMS, hereinafter referred to as the "GRANTEE", her 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 Unit No. 103 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 an 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 as 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 H. H. Hooper, Jr. and wife, Reba Hooper, by deed from William E. Williams and wife, Shirley C. Williams, of record in Book 10454, page 638, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 103 Heritage Trace Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 4758, page 190, Book 6484, page 348, Book 6418, page 478 and Book 9256, page 848, said Register's Office.

3. Subject to any and all matters contained in the 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

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

H. H. HOOPER, JR.

REBA HOOPER

"GRANTEE"

SHIRLEY C. WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, H. H. HOOPER, JR. and wife, REBA HOOPER, and SHIRLEY C. WILLIAMS, 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 the 11th day of June, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

Sworn to and subscribed before me, this the 11th day of June, 2004.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005