WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/03/04 08:56 2pgs
Fees:13.00 Taxes:471.75

20040903-0106755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Betty Jean Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: 9-23-07

(AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE My Commission Expires SEPT. 23, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Annette Walker (NAME)	SAME (NAME)	MAP 042-11-B
142 Heritage Trace (ADDRESS)	(ADDRESS)	PARCEL 130.00 CC
Madison, TN 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, Margie P. Smith, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Annette Walker and Betty Jean Walker

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:

Being Apartment Unit No. 142 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, supplemented and amended by Instrument of record in Book 6484, page 287, 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 completed identification and description of such Unit.

BEING the same property conveyed to Margie P. Smith, Trustee and her Successor Trustee of the Margie P. Smith Revocable Living Trust by Quitclaim Deed from Margie P. Smith of record by Instrument No.20020924-0116720, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 142 Heritage Trace, Madison, TN 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 my hand this 20th day of August, 2004

Margie P Smith
Margie P. Smith , Trustee

Margie P Smith
Individually, Margie P. Smith

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 Margie P. Smith, Trustee, and Margie P. Smith, Individually

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 20th day of August, 2004.

Commission expires _____

Notary Public

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

My Commission Expires NOV. 24, 2007

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public