WARRANTY DEED

All-Star Title, Inc.
120 Donelson Pike Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 09/03/04 15:09 2pgs
Fees:13.00 Taxes:360.20
20040903-0107214

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $97,350.00.

Beverly A. Patterson
Affiant

Subscribed and sworn to before me, this the 31st day of August, 2004.

NOTARY PUBLIC AT LARGE
Notary Public

My commission expires: 3/20/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Beverly A Patterson	**Beverly A Patterson**	**042-11-0B-041.00 CO**
157 Heritage Trace Drive	**157 Heritage Trace Drive**	
Madison Tn 37115	**Madison Tn 37115**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Helen D Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beverly A Patterson

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:

Land in Davidson County, Tennessee, being Unit No. 157, on the plan of Heritage Village Condominiums, according to the Master Deed of record in Book 4758, page 179, in the Register's Office of Davidson County, Tennessee, and more particularly describe in Plat Book 4460, page 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Helen D Russell and Judy L Russell as joint tenants with the right of survivorship, by Deed from Helen D Russell, unmarried, dated 09/10/1999, of record in Book 11674, page 142, Register's Office for Davidson County, TN.

Being the same property conveyed to Helen D Rusell, by Deed from Helen D Russell nad judy L Russell as joint tneants with the right of survivorship, dated _____, of record in Instrument No. #20040903-0107212, Register's Office for Davidson County, TN.

Restrictions, Easements, and all matters of record on subdivision plat recorded in Master Deed in Book 4758, page 179, and Plan of record in Book 4460, page 110; Restrictions in Book 4758, page 179, and Amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Amended in Instrument No. 200408040093767; By-Laws in Book 4758, page 190, for said county.

Subject to Association Assessments.

This is improved (__X__) Unimproved (____) property, known as **157 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant 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/our hand(s) this **31st** day of **August, 2004.**

#20040903-0107212

Helen D Russell

Helen D Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Helen D Russell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **August, ~~2004.~~**

Notary Public

My Commission Expires: 5/20/06

