Davidson County DEEDWARR
Recvd: 08/05/05 12:18 3 pgs
Fees:18.00 Taxes:312.65



20050805-0092492

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 1st day of August, 2005, by and between EDWIN E. PRUETT, JR., UNMARRIED, and DAVID L. PRUETT, UNMARRIED, hereinafter called Grantors, and EDWARD D. DEUBEL AND WIFE, JOYCE I. DEUBEL, hereinafter called Grantees.

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, EDWIN E. PRUETT, JR., UNMARRIED, and DAVID L. PRUETT, UNMARRIED, as Grantors, do hereby bargain, sell, transfer and convey unto EDWARD D. DEUBEL AND WIFE, JOYCE I. DEUBEL, hereinafter referred to as Grantees, their 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 1014 HERITAGE DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their 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.

Edwin E. Pruett Jr.
EDWIN E. PRUETT, JR.
Signature of Seller

DAVID L. PRUETT
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDWIN E. PRUETT, JR., UNMARRIED, and DAVID L. PRUETT, UNMARRIED, 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 foregoing instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, this 1st day of **August, 2005.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

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

Name and Address of Property Owner:

EDWARD D. DEUBEL and JOYCE I. DEUBEL
1014 HERITAGE DRIVE
MADISON, TENNESSEE 37115

Property Address:

1014 HERITAGE DRIVE
MADISON, TENNESSEE 37115

Person Responsible for Taxes:

SUNTRUST MORTGAGE, INC.
201 4TH AVENUE NORTH/7TH FLOOR
NASHVILLE, TN 37219

Map & Parcel #: MAP 42-11 A, PARCEL 14 CO

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 **$84500** 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 1ST day of **August, 2005.**

KIMBERLY A. BAEZ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Kimberly A. Baez
Notary Public

My Commission Expires: 11-22-08

RETURN TO:

SOUTHERN TITLE SERVICES
1517 HUNT CLUB BOULEVARD, SUITE 100
GALLATIN, TENNESSEE 37066

EXHIBIT 'A'

A Certain Condominium apartment in Davidson County, Tennessee, being Unit No. 1014 on the Plan of Section One, First Addition, Heritage Village Condominium, of record in Book 4715, Page 59, Register's Office for said County, which plan is incorporated herein and made a part hereof by reference.

Being the same property conveyed to Edwin E. Pruett, Jr. and David L. Pruett, by Warranty Deed from L. C. Morris and wife, of record in Book 9353, page 146, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 42-11 A, PARCEL 14 CO).

2. All matters as set forth on the Plan of Section One, First Addition, Heritage Village Condominium, of record in Plat Book 4715, page 59, said Register's Office.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Heritage Village Condominiums appended thereto, of record in Book 4758, page 190, Register's Office for DAVIDSON County, Tennessee. Said Master Deed was amended by Amendments to Master Deed, of record in Book 4809, page 829; Book 5102, page 383; Book 6380, page 989; Book 6484, page 287; Book 9654, page 906; and Instrument Number 20040804-0093767, said Register's Office. Said By-Laws were amended by Amendments to By-Laws, of record in Book 9256, page 848 and Instrument Number 20031229-0183195, said Register's Office.

5. Articles of Incorporation for Heritage Village Homeowners Association, of record in Book 6418, page 478, said Register's Office.