20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/05 14:18 2 pgs
Fees:13.00 Taxes:429.20

20051129-0143528

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 2005

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise W. Kelley	1ST TRUST BANK FOR SAVINGS	MAP 042-11-B
(NAME)	(NAME)	
165 Heritage Trace Drive	P. O. BOX 17257	PARCEL 045.00 CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38187-0257	
(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, Sara Rogers, Executrix of the Estate of Sara T. Burton, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denise W. Kelley, Unmarried

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:

A certain tract or parcel of land in Davidson County, Tennessee, being Apartment Unit No. 165 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 as 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, 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 here 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 complete identification and description of such Unit.

Being the same property conveyed to Sara T. Burton, Unmarried by Warranty Deed dated August 5, 2003, from Willitte Hines, Unmarried, of record by Instrument No. 20030806-0111889 in the Register's Office for Davidson County, Tennessee. The said Sara T. Burton having since died on June 16, 2005. Pursuant to the Last Will and Testament of Sara T. Burton of record in Volume 5894/2000609 in the Seventh Circuit Court of Davidson County, Tennessee, Sara Rogers was appointed Excutrix with full power.

CONTINUED

unimproved ( )
This is improved (X) property, known as 165 Heritage Trace Drive, 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 22nd day of November, 2005

Sara Rogers, Executrix

Sara Rogers, Executrix

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

STATE OF INDIANA
COUNTY OF Marion

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sara Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the Estate of Sara T. Burton, Deceased , the within named bargainor and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purposes therein contained by the said Sara Rogers as Executrix of the Estate of Sara T. Burton, Deceased.

Witness my hand and official seal at office at Indianapolis **, Indiana on this the 22nd day of November, 2005.**

Miranda Adams
Notary Public

My Commission Expires:
9-14-13

MIRANDA ADAMS, PUBLIC NOTARY
MY COMMISSION EXPIRES: 09/14/2013
COUNTY OF RESIDENCE: MARION

NOTARY PUBLIC SEAL INDIANA