Davidson County DEEDWARR
Recvd: 06/13/06 13:56 3 pgs
Fees:18.00 Taxes:436.60
20060613-0070294

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 9th day of June, 2006, by and between DIXIE JOHNSON CLARK AS TRUSTEE UNDER THE DIXIE J. CLARK TRUST, (THE DIXIE J. CLARK TRUST BEING REVOCABLE) UTD 7-14-00, hereinafter called Grantor, and PATSY FOWLER, UNMARRIED, hereinafter called Grantee.

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, DIXIE JOHNSON CLARK AS TRUSTEE UNDER THE DIXIE J. CLARK TRUST, (THE DIXIE J. CLARK TRUST BEING REVOCABLE) UTD 7-14-00, as Grantor, does hereby bargain, sell, transfer and convey unto PATSY FOWLER, UNMARRIED, hereinafter referred to as Grantee, her 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 Grantor 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 107 HERITAGE TRACE DRIVE, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds, herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of the Grantors on the day and year first above written.

SELLER: DIXIE JOHNSON CLARK AS TRUSTEE UNDER THE DIXIE J. CLARK TRUST, (THE DIXIE J. CLARK TRUST BEING REVOCABLE) UTD 7-14-00

Dixie Johnson Clark, Trustee
DIXIE JOHNSON CLARK, TRUSTEE
Signature of Seller

_____
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DIXIE JOHNSON CLARK AS TRUSTEE UNDER THE DIXIE J. CLARK TRUST, (THE DIXIE J. CLARK TRUST BEING REVOCABLE) UTD 7-14-00, the within named 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, at Madison **, TENNESSEE, this** 9 **day of June, 2006.**

Denise Allis
Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

PATSY FOWLER

107 HERITAGE TRACE DRIVE
MADISON, TENNESSEE 37115

Property Address:

107 HERITAGE TRACE DRIVE, MADISON, TENNESSEE 37115
Person Responsible for Taxes:

Same

Map & Parcel #: MAP 42-11 B, PARCEL 4 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 **118000** 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.

Patsy G. Fowler
Affiant

Sworn to and subscribed before me, a Notary Public, this 9 day of **June, 2006.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 06-7828

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Apartment Unit No. 107 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 the undivided percentage interest in the common elements appurtenant to said units 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 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 DIXIE JOHNSON CLARK AS TRUSTEE UNDER THE DIXIE J. CLARK TRUST, (THE DIXIE J. CLARK TRUST BEING REVOCABLE) DTD 7-14-00, by Warranty Deed from BILLY C. FORKUM AND WIFE, TENNIE B. FORKUM AND H. ALLEN LUTER, of record in Instrument Number 20010928-0104898, Register's Office for DAVIDSON County,Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 42-11 B, PARCEL 4 CO).
2. 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.

3. 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, Master Deed of record 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 Instrument Number 20040804-00937676162, and By-Laws of record in Book 4758, page 190 and amended in Book 6484, page 348 and Book 9256, page 848, Register's Office for DAVIDSON County, Tennessee.

4. All matters as set forth on the Plan of Heritage Village of record as Exhibit "A" to Master Deed Amendment in Book 9654, page 906, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

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

6. Storm Water Detention Agreement of record in Book 6979, page Register's Office for DAVIDSON County, Tennessee.

7. Easement to Electric Power Board of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3573, page 343, Register's Office for DAVIDSON County, Tennessee.