THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25982-10-2006** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $81,000.00. Affiant Subscribed and sworn to before ~~me~~ this 31st day of October, 2006. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE Christina M. Read My Commission Expires November 25, 2006 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Mallory A. Wood, Blake R. Milliron 1038 Heritage Drive Madison, TN 37115	**Send Tax Bills To:** Taylor Bean & Whitaker Mortgage 1417 North Magnolia Aave. Ocala, FL 34475	**Tax Information:** Map No.042.11-0A Parcel No. 038.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty J. Waters, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mallory A. Wood, unmarried and Blake R. Milliron, unmarried, as joint tenants with right of survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1038 Heritage Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2006.

Betty J. Waters

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Betty J. Waters**, 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 office, this 31st day of October, 2006.

Notary Public

My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 11/08/06 13:17 2 pgs
Fees:13.00 Taxes:299.70

20061108-0139051

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1038, together with Carport designated No. 1038 on the Plan of Section One Heritage Village Condominium, of record in Plat Book 4675, page 46, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Heritage Village Condominium, a horizontal property regime established by Master Deed of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, and in Instrument No. 20040804-0093767, said Register's Office.

Being the same property conveyed to Betty J. Waters, an unmarried woman by Deed dated December 22, 2003 from Scott C. Dunlap and wife, Amber S. Rennie Dunlap of record in Instrument No. 20031229-0183212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of Heritage Village Homeowners' Association of record in Book 6418, page 478, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Heritage Village Condominium, of record in Book 4758, page 179, amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9256, page 848, Book 9654, page 906, Instrument No. 20031229-0183195, and in Instrument No. 20040804-0093767, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 4675, page 46, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6979, page 521, Register's Office for Davidson County, Tennessee.