Bk 29

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Davidson County DEEDWARR
Recvd: 11/17/06 08:19 3 pgs
Fees:18.00 Taxes:456.95
20061117-0142721

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map/Parcel:
Patricia A. LeBlanc	Countrywide Home Loans, Inc.	Map 42-11
188 Heritage Trace	4500 Park Granada	Group B
Madison, TN 37115	Calabasas, CA 91302-1613	Parcel 107CO

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 acknowledged, we, **Linda Hall Sky, Bonnie Hall Saunders and Ellen Hall Rosso, heirs to the estate of Dixie M. Hall**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patricia A. LeBlanc**, 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:

BEING Apartment Unit No. 188 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 amended and supplemented. Reference is hereby 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 Norman H. Hall and wife, Dixie M. Hall by deed from Cumberland Development Corporation of Mississippi, Inc., dated February 27, 1986, and recorded in Book 6792, page 449, said Register's Office. The said Norman H. Hall having predeceased Dixie M. Hall. Pursuant to the Last Will and Testament of Dixie M. Hall, Docket No. 06P-1742, title is vested in Linda Hall Sky, Bonnie Hall Saunders and Ellen Hall Rosso as sole heirs of Dixie M. Hall.

This conveyance is subject to Master Deed and By-Laws as recorded and all matters relating thereto.

This is improved property known as: 188 Heritage Trace, 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, their heirs and assigns forever; and we do covenant with 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 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 14th day of November, 2006.

Linda Hall Sky
by: Ellen Rosso, Attorney in Fact

Linda Hall Sky
by: Ellen Rosso, Attorney in Fact

Bonnie Hall Saunders
by: Ellen Rosso, Attorney in Fact

Bonnie Hall Saunders
by: Ellen Rosso, Attorney in Fact

Ellen Hall Rosso

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

On this 14th day of November, 2006, before me personally appeared Ellen Rosso, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Linda Hall Sky and Bonnie Hall Saunders, and acknowledged that he executed the same as the free act and deed of said Linda Hall Sky and Bonnie Hall Saunders.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2006, before me personally appeared Ellen Hall Rosso, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2008

Notary Public

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $123,500.00

Patricia A LeBlanc
Affiant

Subscribed and sworn to before me this 14th day of November, 2006.

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006

Ollie Mai Parsley
Notary Public

My Commission Expires

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