WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/07 15:02 3 pgs
Fees:18.00 Taxes:388.50
20070501-0052004

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2007
Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES 1/23/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Williamson (NAME)	SAME AS NEW OWNER (NAME)	042110B12500CO
152 Heritage Trace Drive (ADDRESS)	(ADDRESS)	
Madison, TN 37115 (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, Lillian Dawn Earl, Devisee under the Will of Sherry T. Myers, deceased and Executrix of said Estate of Sherry T. Myers HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Williamson

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:

Real property in Davidson County, Tennessee, being Unit No. 152 on the Plan of Heritage Village Condominiums, which plat is identified as Exhibit "A" in Master Deed for Heritage Village Condominiums of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-0093767 in the Register's Office for Davidson County, Tennessee, with all fixtures, appliances, wallcovering, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Sherry T. Myers by Quitclaim Deed of record in Book 10715, Page 907, Register's Office for Davidson County, Tennessee. The said Sherry T. Myers having since died on August 13, 2006 and by Last Will and Testatment, said Estate of Sherry T. Myers was devised to Lillian Dawn Earl. See Order of Probate filed with the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-629. This property was also conveyed to EMC Mortgage Corporation as Substitute Servicer for Bankers Trust Company of California, N.A. Trustee for UCFC Home Equity Loan Owner Trust 1998-MS2 by Substitute Trustee's Deed recorded as Instrument No. 200002220016944, Register's Office for Davidson County, Tennessee.

property further conveyed Instrument 20070501-0052003

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO the Plan of Heritage Village Condominiums of record As Exhibit "A" in Master Deed for Heritage Village Condominiums hereinafter referred to, which plat shows an Owner's Certificate, certain notes, easements, and building setback lines as may be set forth thereon; further

CONTINUED

unimproved ( )
This is improved (X) property, known as 152 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 23rd day of April 2007

Lillian Dawn Earl
Lillian Dawn Earl
Devisee under the Will of Sherry T. Myers and Executrix of said Estate of Sherry T. Myers

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Pinellas
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lillian Dawn Earl, Executrix of the Estate of Sherry T. Myers and devisee under the Will of Sherry T. Myers, deceased

the 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 and official seal at Clearwater Florida, Tennessee, this 23rd day of April, 2007.

Commission expires 11-24-10

Elena T. Lanc
Notary Public

ELENA GOUTIERREZ-LANC
MY COMMISSION # DD 604762
EXPIRES: November 24, 2010
Bonded Thru Budget Notary Services

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

subject to all the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established thereon; also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed for Heritage Village Condominiums of record in Book 4758, Page 179, as amended in Book 4808, Page 829, Book 5102, Page 383, Book 6380, Page 989 and supplemented and amended in Book 6484, Page 287, Book 9654, Page 906 and Instrument No. 20040804-00*93767 all in the Register's Office for Davidson County, Tennessee, with all fixtures, appliances, wallcovering, carpets or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereto.