Davidson County DEEDWARR
Recvd: 06/20/07 13:29 3 pgs
Fees:18.00 Taxes:462.50

20070620-0073744

This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me,
this 19th day of June, 2007.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Henry P. Abbott, Jr. 261 Mayflower Lane, North Madison, Tennessee 37115	SAME	42-11-O-B-77.CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **John H. Demerich, Sr., Trustee, under The Revocable Demerich Family Living Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Henry P. Abbott, Jr. and wife, Elizabeth M. Abbott**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

See Attached EXHIBIT "A"

This is improved property known as: 261 Mayflower Lane, North Madison, TN 37115.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters contained in Master Deed of record in Book 4578, Page 179, and as amended in Book 4808, Page 829; Book 5102, Page 383; Book 6380, Page 989; Book 6484, Page 287; Book 6418, Page 478 and in Instrument No.20040804-0093767, Register's Office for Davidson County, Tennessee.

3. Subject to By-Laws of record in Book 4578, Page 190 and as amended in Book 9256, Page 848 and further in Instrument No.20031229-0183195, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor, acting as Trustee is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor, acting as Trustee does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 19th day of June, 2007.

By: John H. Demerich, Sr. Trustee
John H. Demerich, Sr., Trustee under

The Revocable Demerich Family Living Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named John H. Demerich, Sr., Trustee, under The Revocable Demerich Family Living Trust, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as the Trustee of said Family Trust has executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 19th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Exhibit A

Land in Davidson County, Tennessee being Apartment Unit No. 261 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 as amended in Book 4808, Page 829, Book 5102, Page 383 and in 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 261 as set forth in said Master Deed as supplemented and amended. Reference is hereby made to the Plat of Heritage Village Condominiums set forth in 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 John M. Demerich and wife, Mary Lu Demerich by Deed from L. H. Hardaway, Jr., Successor Trustee for Heritage Village, a Joint Venture of record in Book 6529, Page 626 and then further conveyed to John H. Demerich, Sr., Trustee under The Revocable Demerich Family Living Trust by Deed from John H. Demerich of record in Book 10853, Page 37, Register's Office for Davidson County, Tennessee.

Property known as : 261 Mayflower Lane North Madison, TN 37115
Map & Parcel # : 42-11-O-8-77.CO