PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 09/21/07 11:16 2 pgs
Fees:13.00 Taxes:495.80
20070921-0112961

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of August, 2007 by and between **L. Anne Davis**, hereinafter referred to as GRANTOR, and **Francis Jacqueline Tamez**, hereinafter referred to as 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 consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Being Apartment Unit No. 166 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, 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 supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominium set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

This conveyance is subject to the following:
1) 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, Register's Office for Davidson County, Tennessee.

2) Homeowners Association Charter, Articles of Incorporation, of record in Book 6418, page 478, said Register's Office.

3) By-Laws of record in Book 9256, page 848 and as amended in Instrument No. 20031229-0183195, said Register's Office.

4) Master Deed Amendments of record in Book 9654, page 906 and in Instrument No. 20040804-0093767, said Register's Office.

Being the same property conveyed to L. Anne Davis, unmarried, by Warranty Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, dated May 2, 1986, recorded May 7, 1986, of record in Book 6850, page 576, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **166 Heritage Trace Drive, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree 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 herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

L. Anne Davis

L. Anne Davis

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, a Notary Public of said county and state, L. Anne Davis, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of August, 2007.

Cynthia Ann Gore
Notary Public

My Commission Expires: 1/24/10

CYNTHIA ANN GORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Francis Jacqueline Tamez
166 Heritage Trace Drive, Madison, TN 37115

Send Tax Statements to:

SAME AS NEW OWNER

Map & Parcel No. 042.11-0B-118.00-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 $134,000.00 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.

Heather Rogers
Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of August, 2007.

C. Loy Carney
Notary Public

My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

27-1-376