#04-64-14127

46

WARRANTY DEED

BOOK 6524 PAGE 464

THIS INSTRUMENT PREPARED BY:
Paul S. Parker
900 Nashville City Bank Bldg.
P.O. Box 2524
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David W. Gragg Unit 21-A 5025 Hillsboro Rd. Nashville, TN 37215	Security Federal Savings & Loan Company 4235 Hillsboro Rd. Nashville, TN 37215	131-1-119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

The actual consideration or value, whichever is greater, for this transfer is $63,250.00.

Subscribed and sworn to before me this the 29 day of March, 1985.

Diane Waller
Affiant

Susan Calvert
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires July 17, 1988

FOR AND IN CONSIDERATION of the sum of Sixty Three Thousand Two Hundred Fifty and 00/100 ($63,250.00) Dollars and other good and valuable considerations, cash in hand paid by DAVID W. GRAGG, an unmarried person, (the "Grantee" herein), and the receipt whereof is hereby acknowledge, the undersigned, GAIL WALLER and DIANE WALLER, (the "Grantors" herein) have bargained and sold, and by these presents do transfer and convey unto the said DAVID W. GRAGG, an unmarried person, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 175 as shown of the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided 0.449% interest in the common elements of 5025 Hillsboro Homeowners' Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 21A.

Being the same property conveyed to Beryl V. Waller and wife, Geneva C. Waller, by Warranty Deed from Georgetown of Nashville Limited Partnership, an Illinois limited partnership, of record in Book 5236, Page 979, Register's Office for Davidson County, Tennessee.

Beryl V. Waller having died on February 16, 1979, and his wife, Geneva C. Wlaler, having died on June 15, 1984, by her Last Will and Testament having devised her entire estate to her daughters, GAIL WALLER and DIANE WALLER, in equal shares, said Will being of record in Will Book 148, Page 168, Probate Court Clerk's Office for Davidson County, nnessee.

04/02 173.82 CHECK

4234

As part of the consideration for this transfer, Grantee agrees to be bound by the terms, covenants, and restrictions set forth in Master Deed for 5025 Hillsboro Homeowner's Association, of record in Boox 5211, Page 325, and its attendant By-Laws of record in Book 5211, Page 345, respectively, in said Register's Office

Grantors do hereby transfer and sell unto Grantee all fixtures and appliances which might be owned by Grantors and located in the said Unit, including range and refrigerator.

Grantee does hereby transfer, sell and assign unto Grantors all of his/her right, title and interest in and to any occupancy lease which might affect such Unit. In the event that Grantee does have such an interest, Grantors have this date paid Grantee a cash consideraton for such leasehold interest in the Union.

Further, this conveyance is given subject to:

1. 1985 taxes, which have been prorated and adjusted as of the date hereof.

2. The terms and conditions of the Horizontal Property Act of Tennesse, and the above Master Deed and By-Laws, and rights of occupants.

3. Matters shown on Condominum Plat referred to above, together with easement for sanitary sewers and/or storm drainage improvement which were granted the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4308, Page 575, Register's Office for said County.

This is improved property, known as 5025 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said Unit and undivided interest with the appurtenances, estate, title and interest thereto belonging to the said DAVID W. GRAGG, his heirs and assigns, forever.

And Grantors do covenant with the said DAVID W. GRAGG that they are lawfully seized and possessed of said Unit and undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said Unit and undivided interest to the said DAVID W. GRAGG, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS the Grantors' signatures this 29 day of March, 1985.

Gail Waller by Diane Waller P-O-A
GAIL WALLER

Diane Waller
DIANE WALLER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE WALLER, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of March, 1985.

Susan Calvert
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
My Commission Expires July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANE WALLER, acting as attorney for GAIL WALLER, pursuant to a Power of Attorney of record in Book 6521, Page 956, Register's Office for Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of March, 1985.

Susan Calvert
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires:
My Commission Expires July 17, 1988

1935.46

IDENTIF. REFERENCE

APR 2 10 34 AM '85

FELIX A. HILL JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6524 PAGE 467

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63250.00- CAMT.
164.32 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 173.82-
4234A04/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1935 4 6

IDENTIF. REFERENCE

Apr 2 10 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 121274