STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

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ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
CHERYL M. SEAY	NONE	MAP 042-11A
1053 HERITAGE DRIVE	NONE	PARCEL 53
MADISON, TENNESSEE	NONE	11D-64084
37115	NONE	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JUDY E. GRAVES, hereinafter referred to as " GRANTOR(S) ", has this day bargained and sold, and by these presents does hereby transfer and convey unto the said CHERYL M. SEAY , hereinafter referred to as " GRANTEE(S) ", her heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1053 Heritage Dr. madison, Tennessee 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) her heirs and assigns forever, and I covenant with the said Grantee(s), her heirs and assigns, that I am lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) has caused this Warranty Deed to be executed as of the 15th day of Dec., 1986.

Judy E. Graves
JUDY E. GRAVES

7 3 5 4 0

Dec 17 11 02 AM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 68,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cheryl M Dean
AFFIANT

Subscribed and sworn to befor me this the 15th day of December ,1986.

Donna L. McGary
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JUDY E. GRAVES , the Bargainor with whom I am personally acquainted, and who acknowledged that he executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 15th , day of December , 1986.

Donna L. McGary
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 1053 in a Horizontal Property Regime which is located on the Plat of Secion I, Second Addition, Heritage Village Condominium, of record in Book 4955, page 55, Register's Office for said County, reference is hereby made to said plat for a complete legal description.

Being the same property conveyed to Judy E. Graves by deed from E. Evelyn Link of record in Book 6086, page 853, said Register's Office.

This conveyance is subject to the provisions of the Tennessee " Horizontal Property Act " as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone, and other utility easments now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Village Condominium, of record in Book 4758, page 179, as amended in Book 4808, page 829, and amended by instrument styled " First Amendment to Master Deed " of record in Book 5102, page 383, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 4758, page 190, Register's Office for said County. This conveyance is also subject to restrictive covenants of record in Book 4424, page 740, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

68000.00- CNTY.
190.40 CSTAX
.50 PRFE
12.00 MOE
CHECK 202.90-
8005A 12/17/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73840

IDENTIFICATION REFERENCE

Dec 17 11 02 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 23848