...S INSTRUMENT WAS PREPARED BY:
David B. ...
Hotchkiss, Joyner & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-9A-64	Patricia K. Hagerman Margaret W. Richbourg	Atlantic Coast Mortgage Co. 3975 University Drive Suites 100-210 Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 2319
	719 Albar Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 20 11 12 AM '87

IDENTIFICATION REFERENCE

2.7.8 7.2

DOUGLAS A. BRACE and wife, LISA C. BRACE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PATRICIA K. HAGERMAN and MARGARET W. RICHBOURG

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 51-B on the Plan of Doral Country Villas Condominiums, Section 3, as of record in Book 5050, page 48, Registr's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas A. Brace, by deed from Barry Construction Company, a Tennessee corporation, as of record in Book 6311, page 682, Register's Office for said County.

This conveyance is made subject to the terms and provision of Master Deed of record in Book 5011, page 395, as amended in Book 5124, page 167, and made applicable to Section 3, Doral Country Villas Condominiums, by instrument of record in Book 5119, page 749, and all matters shown on recorded plan of record in Book 5050, page 48. said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto Belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except 1987 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 15 day of May, 19 87.

Lisa C. Brace
Lisa C. Brace

Douglas A. Brace
Douglas A. Brace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7242 PAGE 394

Before me, the undersigend, a Notary Public in and for the State and County aforesaid, personally appeared the within named Douglas A. Brace and wife, Lisa C. Brace the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 15 day of May, 1987.

My commission expires: 3-11-90

Mary Ann Selley
Notary Public

NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 1987

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
DOUGLAS A. BRACE AND WIFE

TO
PATRICIA K. HAGERMAN AND
MARGARET W. RICHBOURG

Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7242 PAGE 395

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- CAMT.	
			190.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.90-
9481A	05/20/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.8 7.2

IDENTIFI REFERENCE

MAY 20 11 12 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83982