File in Box No. 19 B

94-7-23

BOOK 9417 PAGE 861

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALLISON J. SHEALY (NAME) | FIRST REPUBLIC MORTGAGE CORP. (NAME) | MAP 042-11-0-B |
| 617 Colony Trace Drive (ADDRESS) | 3310 West End Avenue, 4th Floor (ADDRESS) | PARCEL 060CO |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Nashville, TN 37203 (CITY) (STATE) (ZIP) | FB # 11D-93511 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LINDA KAY GRAGG AND CHARLES WILLIAM GRAGG AND DEBORAH JEANETTE VINCENT AS DEVISEES UNDER THE WILL OF MARGARET S. GRAGG, DECEASED, AND DEBORAH JEANETTE * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLISON J. SHEALY, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Apartment Unit No. 617 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 said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of said Unit.

BEING the same property conveyed to Margaret S. Gragg, by Deed from Cumberland Development Corporation of Mississippi, Inc., Successor Trustee for Heritage Village, a Joint Venture, of record in Book 6574, Page 433, Register's Office for Davidson County, Tennessee. The said Margaret S. Gragg having since died. The said property was given to Linda Kay Gragg, Charles William Gragg and Deborah Jeanette Vincent by The Last Will and Testament of Margaret S. Gragg, of record in Will Book 190, Page 390, Probate Court Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements 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 easements now or

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 617 Colony Trace Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*VINCENT, EXECUTRIX

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of July 19 94

LINDA KAY GRAGG Linda Kay Gragg
By: Deborah Jeanette Vincent Deborah Jeanette Vincent
Deborah Jeanette Vincent, Attorney-in-fact DEBORAH JEANETTE VINCENT, Individually

CHARLES WILLIAM GRAGG Charles William Gragg
By: Deborah Jeanette Vincent Deborah Jeanette Vincent, executrix
Deborah Jeanette Vincent, Attorney-in-fact DEBORAH JEANETTE VINCENT, Executrix

LEGAL DESCRIPTION CONTINUATION



hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Heritage Village Condominiums of record as listed aforesaid; By-Laws of record in Book 4758, Page 190, as amended in Book 9256, Page 848, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Linda Kay Gragg pursuant to a Power of Attorney executed by same on the 22nd day of July, 1994, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Charles William Gragg pursuant to a Power of Attorney executed by same on the 20th day of July, 1994, and being filed for record simultaneously herewith.

74866
IDENTIF. & REFERENCE

94 JUL 26 PM 2:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1015 07/26 0101 03CHECK 209.10

BOOK 9417 PAGE 863

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH JEANETTE VINCENT

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, _____, Tennessee, this 25th day of July, 19 94 AT LARGE

Commission expires September 16, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF SUMNER )

On this 25th day of July, 1994, before me personally appeared Deborah Jeanette Vincent, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Linda Kay Gragg and Charles William Gragg, and acknowledged that she executed the same as the free act and deed of the said Linda Kay Gragg and Charles William Gragg.

My Commission Expires 9/16/95 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Jeanette Vincent, Executrix, under the Will of Margaret S. Gragg, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee, this 25th day of July, 1994.

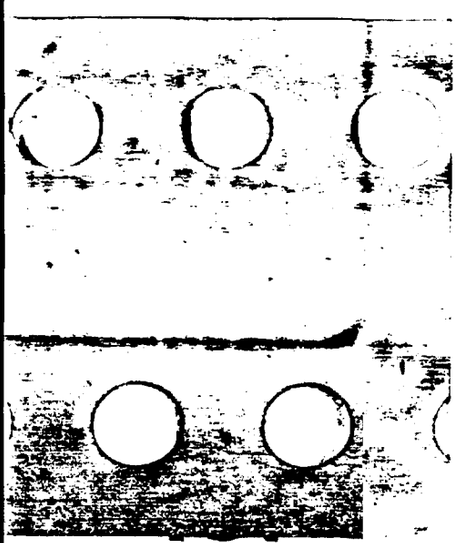
My Commission Expires: 9/16/95 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9417 PAGE 864

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 53000.00 |
| | | | | CON TX 196.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 209.10 |
| | | | | CHECK 209.10 |
| | | | 07/26/94 01 | 14:48 0001 1015 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

74866
IDENTIF. ↑ REFERENCE

94 JUL 26 PM 2:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 817576