**WARRANTY DEED**

BOOK 10286 PG 880

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Norma J. Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

Mail

**THIS INSTRUMENT WAS PREPARED BY**
William D. Castleman, P.C., 213-A Ward Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Norma J. Barnes (NAME) | SOUTHEASTERN MORTGAGE (NAME) | MAP 042-11-0-A |
| 1053 Heritage Drive (ADDRESS) | 565 Marriott Drive, Suite 250 (ADDRESS) | PARCEL 053.00 |
| Madison, Tennessee 37115 (CITY) (STATE) (ZIP) | Nashville, TN 37210 (CITY) (STATE) (ZIP) | 11D 64084 |

FOR AND 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, The Estate of Cheryl M. Seay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma J. Barnes, 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:

A certain condominium apartment in Davidson County, Tennessee being Unit No. 1053 in a Horizontal Property Regime on the Plan of Section 1, Second Addition, Heritage Village Condominium, of record in Book 4955, page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Cheryl M. Seay by deed from Judy E. Graves, of record in Book 7072, page 83, Register's Office for Davidson County, Tennessee.
Cheryl M. Seay having died October 23, 1994 leaving said property to Dawn Michele Seay and Ryan Wade Seay.
Ryan Wayde Seay having waived his interest by Disclaimer of Interest being recorded simultaneously herewith.
Dawn Michelle Seay having been appointed Executrix by the Probate Court of Davidson County, Tennessee as evidenced by Letters Testamentary being recorded simultaneously herewith.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved ( X ) property, known as 1053 Heritage Drive, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27th day of November 19 96

Dawn Michelle Seay Executrix

The Estate of Cheryl M. Seay
By: Dawn Michele Seay, Executrix

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 10288 PG 881

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dawn Michele Seay as Executrix for The Estate of Cheryl M. Seay

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 Brentwood, Tennessee, this 27th day of November 19 96.

Commission expires July 12, 1999

Notary Public
Ruth M. Foran

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, and 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 _____.

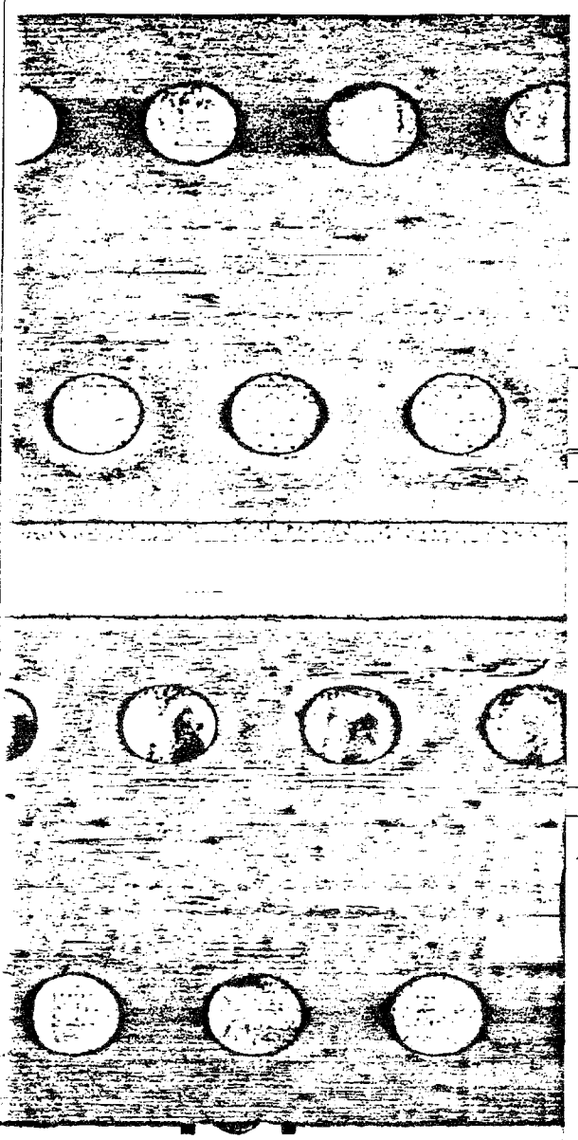
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



0254729
IDENTIFICATION REFERENCE
96 DEC 11 AM 9:01
PELLY A. WILSON REGISTER
DAVIDSON COUNTY, TN.
435.3 12/11 0101 03CHECK
323.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10286 PG 882

| | | |
|---|---|---|
| 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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

12/11/96 01 09:04 0001 4353

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

0254729
IDENTIF. & REFERENCE

96 DEC 11 AM 9:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 1096986