BOOK 10473 PG 60

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $126,900.00 Susan Passalaqua **AFFIANT** Subscribed and sworn to before me, this 28th day of May 1997. Notary Public My Commission Expires: 3/22/98

Address New Owners As Follows: Susan Passalaqua, 111 33rd Ave. #202, Nashville, TN 37212

Send Tax Bills To: SunTrust Bank, Nashville, N.A., P.O. Box 305110, Nashville, TN 37230-5110

Map-Parcel Number: 104-06J-5.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCIS JOSEPH SHAY AND WIFE, SANDRA HARMAN SHAY AND BRIAN F. SHAY, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **SUSAN PASSALAQUA, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Condominium Site Plan of 111 Place Condominiums of record in Book 6200, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Francis Joseph Shay and wife, Sandra Harman Shay and Brain F. Shay, unmarried, by deed from James W. Carell and wife, Janet K. Carell of record in Book 9395, page 909, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN F. SHAY** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of **FRANCIS JOSEPH SHAY** and is authorizedt by him to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of May, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN F. SHAY** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **ATTORNEY-IN-FACT** of **SANDRA HARMAN SHAY** and is authorizedt by him to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of May, 1997.

Notary Public

My Commission Expires: 11/27/99

2. Matters shown on the Plan of record in Book 6200, page 195, Register's Office for said County.

3. Master Deed establishing a Horizontal Property Regime of 111 Place Condominium, of record in Book 6454, page 336, Register's Office for said County.

This is improved property known as 111 33rd Avenue, Unit 202 Nashville, Tennessee 27212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever: and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 28th day of May, 1997.

Francis Joseph Shay

Francis Joseph Shay

By: Brian F. Shay

Brian F. Shay, Attorney-in-fact

Sandra Harman Shay

Sandra Harman Shay

By: Brian F. Shay

Brian F. Shay, Attorney-in-fact

Brian F. Shay

Brian F. Shay, Individually

6995 05/30 0101 03CHECK 482.53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN F. SHAY**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of May, 1997.

Notary Public

My Commission Expires: 11/27/99

NOTARY PUBLIC

03110307

97 MAY 30 PM 4:05

REGISTER
DAVIDSON COUNTY, TN.

0020707.01

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

RECEIVED OF _____

FOR _____

BOOK 10473 PG 63

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 126900.00
CON TX 469.53
PRFEE 1.00
WDEED 12.00
TOTAL 482.53
CHECK 482.53
05/30/97 01 16:06 0001 6995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0310307
IDENTIF. & REFERENCE

97 MAY 30 PM 4:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1156953