98020580

BOOK 10934 PG 197

Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,250.00

Sarah M Gracey
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15
DAY OF May, 1998

Jo Ann Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER: (NAME)	SEND TAX BILLS TO: (NAME)	MAP & PARCEL NUMBERS:
SARAH M. GRACEY	SAME	129-15A-099
#99 - 21 Vaughns Gap Road (ADDRESS)	(ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

8102 05/15 0101 03CHECK 276.63

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by **the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

ARTHUR V. ESCUETA, AN UNMARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

SARAH M. GRACEY

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson **County, Tennessee, described as follows, to wit:**

Land in Davidson County,Tennessee, being Unit No. 99 of Belle Meade Highland Condominium created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of Belle Meade Highlands Condominium of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is here made to the plat of Belle Meade Highlands Condominiums, as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of such unit.

Being the same property conveyed to Arthur V. Escueta by deed from Jean D. Tobey, an unmarried person, of record in Book 10554, page 801, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

04388670
IDENTIFICATION & REFERENCE
98 MAY 15 PM 3:14
FELIX Z. MESSINA REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 21 Vaughns Gap #99, Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 24th day of April, 19 98.

Arthur V. Escueta
ARTHUR V. ESCUETA

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10934 PG 198

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ARTHUR V. ESCUETA

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 24 day of April, 1998.

My Commission expires:
My Commission Expires NOV. 24, 2001

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A" BOOK 10934 PG 199

1. Metro taxes for 1998, a lien, but not yet due and payable.

2. Matters shown on the Plan of record in Book 7091, page 302, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and a 10' temporary construction easement conveyed by deed from James M. Fischer, Jr. to Metropolitan Government of Nashville and Davidson County, Tennessee, dated April 19, 1974, of record in Book 4816, page 427, and corrected in Book 4881, page 710, Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominimum apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, 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 hereafter established over, through or upon the land embracing the regime and buildings 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 Belle Meade Highland Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto of record in Book 7091, page 351, said Register's Office.

5. Rights of others in and to the common elements.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10934 PG 200

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 71250.00
CON TX 263.63
PRFEE 1.00
WDEED 12.00
TOTAL 276.63
CHECK 276.63

05/15/98 01 15:15 0001 8102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0438670
IDENTIF. # REFERENCE

98 MAY 15 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1294103