Davidson County DEEDWARR
Recvd: 01/07/03 10:25 2pgs
Fees:13.00 Taxes:81.40
20030107-0002426

WARRANTY DEED

FROM: **Hugh C. Gracey, Jr. and wife, Pamela M. Gracey,**

Grantors,

TO: **Hugh C. Gracey, III,**

Grantee.

This instrument prepared by:
HUGH C. GRACEY, JR.
Nashville, TN 37220

Name and Address of New One-Half (½) Owner:

Hugh C. Gracey, III
930 Tyne Blvd.
Nashville, TN 37220

Name and Address of Persons or of Entity Responsible for Payment of Property Taxes:

Hugh C. Gracey, III
930 Tyne Blvd.
Nashville, TN 37220

Map–Parcel Number(s): MAP 117-3B
193
7DA-80384

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) Dollars,** cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, Hugh C. Gracey, Jr. & Pamela M. Gracey ("Grantors") have bargained and sold, and by these presents hereby transfer and convey unto Hugh C. Gracey, III ("Grantee"), his successors and assigns, a one-half (½) interest in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows: Villager Condominium Unit M-3, 2601 Hillsboro Road, Nashville, Tennessee 37212.

This is improved property known as:

LAND IN Davidson County, Tennessee, being a certain condominium apartment known as Unit NO. M-3, Parcel No. 193 in a horizontal property regime which is located on the Plat of Villager Condominium, of record in Book 5200, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Subject to all limitations, conditions, covenants, as contained in the Master Deed establishing a Horizontal Property Regime of Villager Condominiums of record in Book 5434, page 665, and By-Laws of record in Book 5434, page 708, all of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed by Frank Mastrapasqua and Ward Mallory to Hugh C. Gracey, Jr. & Pamela M. Gracey, by deed of record in Book 5989, page 196, in the Register's Office for Davidson County, Tennessee, and being the same property wherein a one-half (½) interest in same was transferred to Hugh C. Gracey, III by Hugh C. Gracey, Jr. & Pamela M. Gracey on or about December 30, 2002, as recorded by Instrument No. 200301060001818.

THIS conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors covenant and bind themselves and their successors and assigns, to warrant and forever defend the title to said land to Grantee, his successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantors note herein that this is a transfer of a one-half (½) interest in this Villager Condominium. Grantors further note herein that the value of this transfer is **TWENTY-TWO THOUSAND AND NO/100 ($22,000.00) Dollars** and that Grantee, Hugh C. Gracey, III, now owns this described property in its entirety.

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 Grantors have executed this Deed on this ____ day of January, 2003.

Hugh C. Gracey, Jr.

Pamela M. Gracey

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hugh C. Gracey, Jr. and wife, Pamela M. Gracey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 7th day of January, 2003.

JAN CARTER NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7-03

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transaction is $ 22,000.

Affiant

SUBSCRIBED AND SWORN TO before me this 7th day of January, 2003.

JAN CARTER NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 7-03