THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Ellis E. Beyer 145 Hillsboro Place Nashville, TN. 37215	First Tennessee Bank P. O. Box 474 Memphis, TN. 38101	117-3-C-145

BOOK 6450 PAGE 994

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

HILLSBORO PLACE CORP., a Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELLIS E. BEYER and wife, TERESA J. BEYER

hereinafter called the Grantee. Grantee's 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. 145 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, pages 757 and 758, all in Register's Office for said County, and to which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING part of the same property conveyed to Hillsboro Place Corp., a Tennessee corporation, by deed from Hillsboro Land, Ltd., a Georgia Limited Partnership, of record in Book 6103, page 365, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6244, page 394, and amended in Book 6285, page 209, said Register's Office.

I-70887.

IDENTIF. REFERENCE

DEC 10 10 46 AM '84

REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 145 Hillsboro Place, Nashville, TN. 37215.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of December, 19 84.

HILLSBORO PLACE CORP.

BY: Jack H. Dalton
Pres.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of December, 19 84, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6450 PAGE 995

Before me, the undersigned, of the State and County aforesaid, personally appeared Jack H. Dalton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of the Hillsboro Place Corp., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of December, 1984.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of December, 19 84.

Notary Public

My Commission Expires: 10-24-88

WARRANTY DEED

from:
HILLSBORO PLACE CORP.

to:
ELLIS E. BEYER, et ux

Return to: cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6450 PAGE 996

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
			109000.00- CAMT.	
			283.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	289.90-
			6299A 12/18/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 0 8 8 7.

IDENTIF. REFERENCE T.

Dec 18 10 46 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94104

VOID

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VOID

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