THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
file box 8/jcb 2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Paul R. Francis
137 Hillsboro Place
Nashville, TN. 37212

SEND TAX BILLS TO:
Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:
7DA-91047
117-3-C
PARCEL 137

BOOK 6708 PAGE 259

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 Paul R. Francis and wife, Maryland W. Francis 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. 137 on the plan of Hillsboro Place Condominiums, of record in Book 5200, page 725, and amended in Book 5200, page 757 and 758, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Hillsboro Place Corp., a Tennessee Corporation, by deed from Hillsboro Land, LTD., a Gerogia 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.

52583

IDENTIFICATION REFERENCE

Nov 13 11 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 137 Hillsboro Place, Nashville, TN. 37212.

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 12th day of November, 1985.

Hillsboro Place Corp.
By: Jack H. Dalton
Jack H. Dalton, President

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, 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 6708 PAGE 260

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 12th day of November, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Paul R. Francis
Affiant

Subscribed and sworn to before me, this the 12th day of November, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

WARRANTY DEED

from:
Hillsboro Place Corp.

to:
Paul R. Francis and wife, Maryland W. Francis

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

TN-24281

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6708 PAGE 261

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

91000.00- CONT.
236.60 CSTAX.
.50 PRFE
6.00 WDEED
CHECK 243.10-
6238A11/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52583

IDENTIFICATION REFERENCE

Nov 13 11 01 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191457