This instrument prepared by:
John Jordan, Attorney
4235 Hillsboro Road
Nashville, Tennessee 37215

WARRANTY DEED

From: Hillsboro Property Management Co., Inc., Grantor BOOK 6708 PAGE 372

To: Virginia A. Farmer, unmarried, Grantee

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Numbers
Virginia A. Farmer	Security Federal	75-6-A-53
380 Monaco Drive	4325 Hillsboro Road	Field Book Numbers
Hermitage, Tennessee 37076	Nashville, TN 37215	4D 34895

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$41,900.00~~ $40,700.00 JAJ

Virginia A. Farmer
Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of November, 1985.

JORDAN NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: January 12, 1988

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) and other good and valuable consideration, Hillsboro Property Management Co., Inc., Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Virginia A. Farmer, unmarried, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 27A of Hermitage Villa Condominiums as shown by the Master Deed and Bylaws of Hermitage Villa Condominiums of record in Book 6623, page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in the common elements of Hermitage Villa Condominiums appurtenant to said unit as defined in the said Master Deed and Bylaws for Hermitage Villa Condominiums.

Being part of the same property conveyed to Hillsboro Property Management Co., Inc., by deed of record in Book 6532, page 553, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property and easement for the flow of any waterways.

This is improved property.

TO HAVE AND TO HOLD the tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, theirs, heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

The said land is subject to:

(1) Limitations and conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Sec. 64-2704, et seq.

(2) Terms, provisions, covenants, condtiions, easements and rights

established by and contained in the Master Deed and Bylaws for Hermitage Villa Condominiums, filed for record in Book 6623, page 595, said Register's Office.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 7 day of November, 1985.

HILLSBORO PROPERTY MANAGEMENT CO., INC.

By: Gary Waller, Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Hillsboro Property Management Co., Inc., the within bargainor, a corporation, and that he as such executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 7th day of November, 1985.

Notary Public

My Commission Expires: January 19, 1988

NOTARY PUBLIC AT LARGE

52804

IDENTIFICATION REFERENCE

Nov 14 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6708 PAGE 974

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

40700.00- CAPT.
105.82 CSTAX
.50 PRFEE
6.00 MISC
CHECK 112.32-
6483A11/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2804

IDENTIFICATION REFERENCE

Nov 14 9 17 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191691

974