FROM: Hillsboro Property Management Co., Inc., a Tennessee corporation
TO: Harry Pipkin

This instrument prepared by:
John M. Jordan, Attorney
One Burton Hills Blvd., Suite 185
Nashville, Tennessee 37215

Address New Owner As Follows:
Harry Pipkin
[illegible]
[illegible] TN

Send Tax Bills To:
Security Federal
4235 Hillsboro Road
Nashville, TN 37215

Map-Parcel No.
75-6-A 65
Field Book No.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

X Harry W Pipkin
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1986.

Notary Public

My Commission Expires: 1/19/88

GENERAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, Hillsboro Property Management, Co., Inc., a Tennessee Corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Harry Pipkin, unmarried, herein called "GRANTEE", their successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This improved property is known as 4245 Nepal Drive.

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, its successors, heirs, and assigns, forever, and GRANTOR does convenant with the said GRANTEE that it is lawfull 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 does further covenant and bind itself, its heirs, successor, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, 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 its hand this 25th day of July, 1986.

HILLSBORO PROPERTY MANAGEMENT CO., INC.
a Tennessee corporation

By: [signature], Pres.

2630 b

IDENTIFICATION REFERENCE

JUL 30 10 36 AM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him self 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 him self as president.

Witness my hand and seal, at Office in Nashville, Tennessee, this 25th day of July, 1986.

Notary Public

My Commission Expires: 1/19/88

EXHIBIT "A" BOOK 6633 PAGE 664

Land in Davidson County, Tennessee,

Being Unit A of Lot 33 of Phase 4 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, 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 for 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., a Tennessee Corporation, by deed from A. H. Johnson and wife, Malvin Johnson, of record in Book 6532, page 553, Register's Office, Davidson County, Tennessee.

The above conveyance is made subject to the following exceptions:

1. 1986 Metropolitan Government taxes, a lien but not yet due and payable. Improvements completed after January 1, will subject the property described herein to corrected assessment under TCA 67-607.

2. Deed of Trust executed by Hillsboro Property Management Company, Inc., to Everett A. Covington, Jr., Trustee, of record in Book 6796, page 447, Register's Office for Davidson County, Tennessee, the payment of a note dated February 24, 1986, in the amount of $35,750.00, payable subject to the terms and conditions stated therein.

3. Restrictive covenants contained in an instrument of record in Book 3924, page 24, Book 3460, page 583, amended in Book 3952, page 881, said Register's Office.

4. Limitations and Conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Sec. 64-2704, et. seq.

5. Terms, provisions, convenants, conditions, 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, Register's Office for said county.

6. Rights, if any, of persons in possession other than the within named owner.

7. Subject to any unrecorded leases.

8. Any unrecorded liens, upon which the lawful time for recording has not expired.

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

RECEIVED OF _____

FOR _____

BOOK 6533 PAGE 665

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

420[illegible].00- CAMT.
17.60 CSTAX
.50 PRFEE
9.00 MISC
CHECK 127.19-
3971A07/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26306

IDENTIFICATION REFERENCE

JUL 30 10 36 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277208