GENERAL WARRANTY DEED

Address New Owners:

M/M Roger Loyd
900 Oak Valley Lane
Nashville, TN 37220

Send Tax Bills to:
Same

Map-Parcel Nos.
75-06-0-A 055

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $42,000.00.

Roger Loyd
Affiant

Subscribed and sworn to before me this 17th day of December, 1986.

Notary Public

My Commission Expires: 12/5/88

mail

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Hillsboro Property Management Company, Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Roger Loyd and wife Elisabeth Loyd, hereinafter called "GRANTEES" their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of Lot 28 of Phase 4 of Hermitage Villa Condominiums, as shown by the Master Deed and By-Laws 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 By-Laws for Hermitage Villa Condominiums.

Being part of the same property conveyed to Hillsboro Property Management Company, 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 encumbrances:

1. 1986 Metropolitan Government taxes, a lien due and payable. Improvements completed after January 1, will subject the property described herein to corrected assessment under TCA 67-5-603.

2. 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.

3. Limitations and Conditions imposed by the Horizontal Property Act, as set out in Tennessee Code Annotated, Sec. 66-27-101, et seq.

4. Terms, provisions, covenants, conditions, easements and rights, established by and contained in the Master Deed and By-Laws for Hermitage Villa Condominiums, filed for record in Book 6623, page 595, Register's Office for said County.

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

6. Subject to any unrecorded leases.

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

This improved property is known as 4265 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it 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 does further covenant and bind itself, its successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 17th day of December, 1986.

HILLSBORO PROPERTY MANAGEMENT COMPANY, INC.

By: Gary Waller
Gary Waller

Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 the President of Hillsboro Property Management Company, Inc., the within named bargainor, and that he as such President, being authorized to do so, 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 Brentwood, Tennessee, this 17th day of December, 1986.

Notary Public

My Commission Expires: 12/5/88

7 4 4 5 2

IDENTIFICATION REFERENCE

DEC 18 2 03 PM '86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7073 PAGE 895

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. . 0= [illegible]
[illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 124.10-
[illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

744522

PRESENTER'S REFERENCE

Dec 18 2 03 PM '88

DAVIDSON COUNTY TN

No. 24522