This Instrument Prepared By:
Ted A. Burkhalter, Attorney at Law
110 29th Avenue North Suite 103
Nashville, TN 37203

CONDOMINIUM UNIT DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
Deborah Saunders	same as owner	Map 131-05-C
407 Clairton Court		Parcel 407
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED SIXTY NINE AND NO/100 DOLLARS ($225,669.00) the HILLSBOROUGH-HARDING JOINT VENTURE, a Tennessee joint venture composed of BEC Development Corporation, a Tennessee corporation, and BMR Associates, a Tennessee limited partnership has this day bargained and sold and does hereby convey to DEBORAH SAUNDERS, an unmarried person, her heirs and assigns, certain real estate in Davidson County, Tennessee, to wit:

A part of The Hillsborough Condominiums tract as shown per plat of record in Book 6250, page 699, Register's Office for Davidson County; the part hereby conveyed being:

Unit No. 407 on the said section plat, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to The Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, recorded in Book 6822, page 721, said Register's Office.

TOGETHER WITH each and all of the rights,privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Master Deed, the Plan and Administrative By-Laws thereunto attached and to the rules and regulations, all of which the BUYER does assume and agrees to observe and perform, including, but not limited to the payment of assessments; and

BEING PART OF THE PROPERTY conveyed to GRANTOR by deeds of record in Book 6609, pages 855, 860 and 864, and of record in Book 6465, page 867, said Register's Office.

This is improved property known as 407 Clairton Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances estate, title and interest belonging to the said GRANTOR, her heirs and assigns in fee simple forever.

And the said GRANTOR does hereby convenant with the said GRANTEE that he is lawfully seized in fee of the above described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, options, burdens and undertakings contained in the aforesaid Master Deed, and any amendments thereof; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the said property and building thereon, or to serve some of all of the units herein; (3) real estate taxes for the current year which have been prorated and will be paid by GRANTEE; and that the title and quiet possession thereto GRANTOR will warrant and forever defend against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on the 18th day of September, 1987.

69332

IDENTIFT REFERENCE

SEP 28 3 08 PM '87

DAVIDSON COUNTY, TN

HILLSBOROUGH-HARDING JOINT VENTURE
BY: McCalla Properties, Inc.
as General Partner

BY: Donna M. Wofford

TITLE: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $222,669.00.

AFFIANT

Subscribed and sworn to before me, this the 18th day of September, 1987.

Notary Public

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Donna Wofford, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Secretary of McCalla Properties, Inc., a Tennessee corporation, and which is a General Partner of the HILLSBOROUGH-HARDING JOINT VENTURE, a partnership, and that as such Officer and General Partner she executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary and the name of the partnership as General Partner thereby.

Witness my hand and official seal this 18th day of September, 1987.

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 584

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

22660.00- CAMT.
623.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 630.06-
7327A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69332

IDENTIFICATION REFERENCE

SEP 28 3 08 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 20897