File 11710 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8986 PAGE 31

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAROLYN PATTON ELROD (NAME)	NEW OWNER (NAME)	Map 131-1-D
5025 Hillsboro Rd., Apt. 20-A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 167
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA76366

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JOHN E. BAUM AND WIFE, CHARLOTTE O. BAUM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CAROLYN PATTON ELROD, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 167, also known as Apt. 20-A on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325 amended in Book 5616, page 133, and Book 6079, page 516, said Register's Office.

Being the same property conveyed to John E. Baum and wife, Charlotte O. Baum by deed from Georgetown of Nashville Limited Partnership, an Illinois limited partnership of record in Book 5245, page 820, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1993, which have been prorated and assumed by the Grantee; (2) Charter of record in Book 5233, page 459; (3) Covenants, conditions, restrictions and agreements of record in Book 5211, page 325 amended in Book 5616, page 133, and Book 6079, page 516; (4) Easements of record in Book 4308, page 575, and Book 7873, page 859; and (5) All matters appearing on the plan of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee.

IDENTIF. ↓ REFERENCE 31712

93 JUN 18 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9086 06/18 0101 03CHECK 227.30

This is unimproved ( ) improved (XX) property, known as 5025 Hillsboro Rd., Apt. 20-A, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of June, 1993

John E. Baum
JOHN E. BAUM

Charlotte O. Baum
CHARLOTTE O. BAUM

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. BAUM AND WIFE, CHARLOTTE O. BAUM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of June, 19 93.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 1993

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

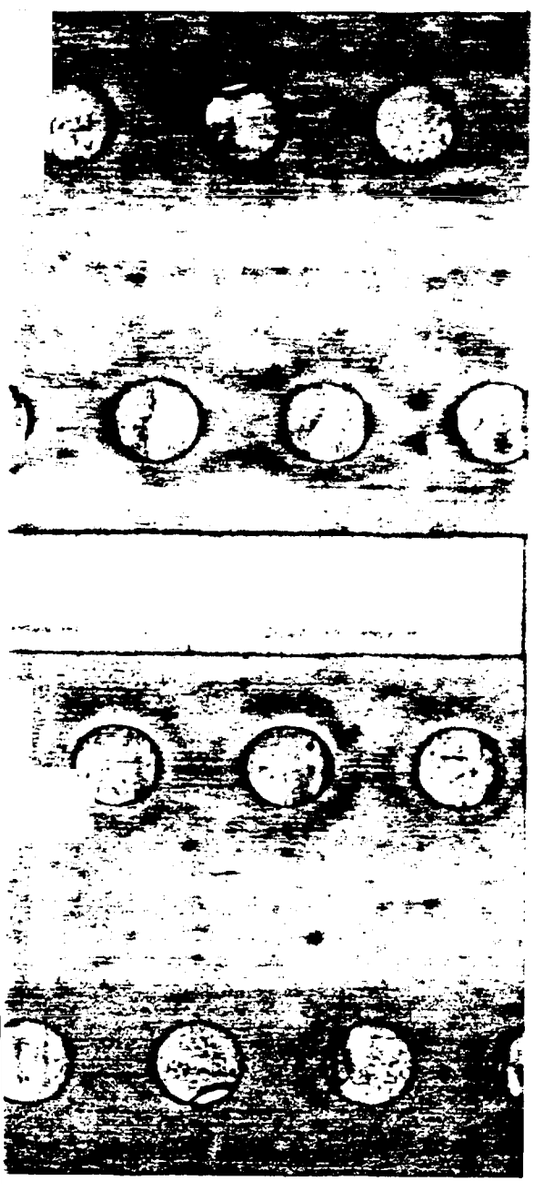
Notary Public

WARRANTY DEED

FROM JOHN E. BAUM AND WIFE, CHARLOTTE O. BAUM

TO CAROLYN PATTON ELROD

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

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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

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/18/93 01 10:31 0001 9086

31712
IDENTIF. ↑ REFERENCE

93 JUN 18 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664342