This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FIRST REPUBLIC MORTGAGE CORPORATION
3310 WEST END AVENUE STE. 480
NASHVILLE, TN 37203

NAME OF MORTGAGEE:

FIRST REPUBLIC MORTGAGE CORPORATION
3310 WEST END AVENUE STE. 480
NASHVILLE, TN 37203

ADDRESS NEW OWNERS:

KATHRYN S. HARDIN
103 HILLSBORO PLACE
NASHVILLE, TN 37215

MAP 117-3-C, **GROUP**_____, **PARCEL** 103CO

BOOK 10013 PG 917

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED TEN THOUSAND & NO/100 ($110,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, ELROY N. SCHULER AND WIFE, LIZBETH R. SCHULER has this day bargained and sold and does hereby transfer and convey unto KATHRYN S. HARDIN, his/her/their/its heirs, successors or assigns, the following described property:

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 103 on the Plan of Hillsboro Place Condominiums of record in Plat Book 5200, page 725, amended in Plat Book 5200, page 757 and 758, 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 Hillsboro Place, a horizontal property regime established by Master Deed of record in Book 6244, page 394, amended in Book 6285, page 209, said Register's Office.

Being the same property conveyed to Elroy N. Schuler and wife, Lizbeth R. Schuler by warranty deed of Jack F. King, Jr., Trustee of record in Book 9615, page 5, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said KATHRYN S. HARDIN, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said KATHRYN S. HARDIN, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantee who will be responsible for the payment of said taxes when they become due and payable. Map 117-3-C Parcel 103 CO.

2. All matters appearing on the Plan of record in Plat Book 5200, page 725, amended in Plat Book 5200, pages 757 and 758, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Hillsboro Place Homeowner's Association of record in Book 6265, page 260, Register's Office for Davidson County, Tennessee.

4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Hillsboro Place of record in Book 6244, page 394, amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee.

5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A., Sections 66-27-101, et seq.

6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3965, page 909 and Book 4158, page 34, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 4633, page 468 and Book 4653, page 915, Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 5870, page 33, Register's Office for Davidson County, Tennessee.

9. Easement for sewer purposes of record in Book 3531, page 592, Register's Office for Davidson County, Tennessee.

10. Easement for access roads, driveways and parking of record in Book 4240, page 209 and Book 5221, page 681, Register's Office for Davidson County, Tennessee.

11. Storm water detention agreement of record in Book 6128, page 852, Register's Office for Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said KATHRYN S. HARDIN, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 12th day of April, 1996.

ELROY N. SCHULER

LIZBETH R. SCHULER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared ELROY N. SCHULER AND WIFE, LIZBETH R. SCHULER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 12th day of April, 1996.

(SEAL)

JAMES T. OGLESBY, Notary Public

My Commission Expires:

November 28, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

Kathryn S. Harbin

Sworn to and subscribed before me, on this the 12th day of April, 1996.

JAMES T. OGLESBY, Notary Public

(SEAL)

My Commission Expires:

November 28, 1999

0170793

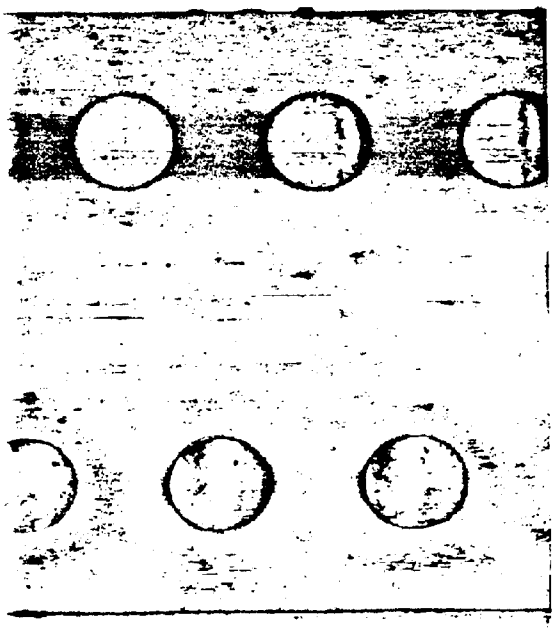
IDENTIF. ↑ REFERENCE

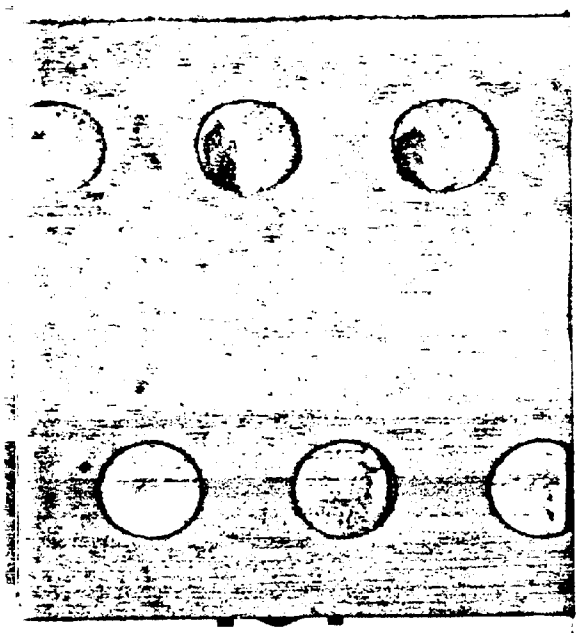
96 APR 12 PM 1:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9867 04/12 0101 CHECK 420.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10013 PG 920

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 110000.00	
			CON TX 407.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 420.00	
			CHECK 420.00	
04/12/96	01	13:49 0001	9897	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170793
IDENTIF. # REFERENCE

96 APR 12 PM 1:49
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1027860