14-1

RETURN AFTER RECORDING:
JOHN T. COOK, P.C.
2927 BERRY HILL DRIVE
NASHVILLE, TN 37204
FILE NO: 13183-1

BOOK 11743 PAGE 549

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Bennie Ray Elrod, Jr., et ux	REGIONS MORTGAGE, INC.	Map 131-2-D
4204 Hillsboro Road, #107	605 South Perry Street	Parcel 7
Nashville, TN 37215	Montgomery, AL 36104	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the **GRANTORS**, having bargained and sold, and by these presents do transfer and convey unto,

BENNIE RAY ELROD, JR., AND WIFE, MARTHA R. ELROD

hereinafter called the **GRANTEES**, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 107 in **HILLSBORO HALL, PHASE I**, a Private Element Horizontal Property Regime (Being The Plan Of The Village At Hillsboro), located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration, of record in Book 11713, page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot, property, co-owners and tenants of HILLSBORO HALL, PHASE I, A Private Element Horizontal Property Regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356, and Plat of record in Book 11700, page 45, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 60, 61 and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, pages 85 and 86, and being Lot 1 and a portion of Lot 2, of record in Book 9700, page 786, said Register's Office.

This conveyance is subject to the aforesaid Declaration, By-Laws, and Plats, and electrical cross-easements recorded in Book 11622, page 610, said Register's Office, Charter for Hillsboro Hall, Phase I, Inc., recorded in Book 11728, page 763, and Corporate By-Laws recorded in Book 11713, page 381, said Register's Office, and taxes for the year 2000 and said matters are excepted from the warranty and covenants of this deed.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by deed from H. L. Meacham, as Attorney-In-Fact for Carmene Meacham Scott, of record in Book 11119, page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 4204 Hillsboro Road, # 107, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said **GRANTEES**, their heirs and assigns forever; and we do covenant with the said **GRANTEES** that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 17th day of November, 1999.

HAURY AND SMITH CONTRACTORS, INC.

BY: J. Wayne James

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0657575
RECEIVED
99 NOV 15 PM 2:58

1/15 0101 03CHECK 843.13

BOOK 11743 PAGE 550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. Wayne Morrison 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 Vice-President of **HAURY AND SMITH CONTRACTORS, INC.** the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said H. Wayne Morrison as Vice-President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of November, 1999.

NOTARY PUBLIC

My commission expires: 5/28/2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 224,900.00.

Sworn to and subscribed before me this 10th day of November, 1999.

NOTARY PUBLIC

My commission expires: 5/28/2000.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11743 PAGE 551

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0657575

CAMT
224900.00
CON TX 832.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 843.13
CHECK 843.13

11/15/99 01 14:59 0001 1522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539199