Instr:200002290019812 Page: 1 OF 2
REC'D FOR REC 02/29/2000 3:07:10PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $832.13

Dav. Co. File Box 14-A

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. |
|---|---|---|
| Karen E. Black | Countrywide Home Loans, Inc. | Map 131-2-D |
| 4204 Hillsboro Road, #115 | 4500 Park Granada | Parcel 15 |
| Nashville, TN 37215 | Calabasas, CA 91302-1613 | |

## 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,

KAREN E. BLACK, UNMARRIED

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. 15 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. *and Instrument No. 200002020010655, said Register's Office.
This conveyance is subject to the aforesaid Master Deed, 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, # 115, Nashville, Davidson County, Tennessee 37215.

*Lot used interchangeably with unit.

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 28th day of February, 1999.

HAURY AND SMITH CONTRACTORS, INC.

BY: W. Wayne Haury

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 28 day of February, 2000.

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.

Karen E. Black

Sworn to and subscribed before me this 28 day of February, 2000.

NOTARY PUBLIC

My commission expires: 5/28/2000.