Davidson County DEEDWARR
Recvd: 08/27/03 08:25 3pgs
Fees:18.00 Taxes:888.00
20030827-0124031

This Instrument Prepared By:

Douglas S. Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Tonya M. Franks and Marcia A. Franks 4204 Hillsboro Road, #109 Nashville, TN 37215	Security Capital 2625 West End Ave. Nashville, TN 37203	Map and Parcel 131-2-D-90 CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

x Tonya M. Franks
AFFIANT

Sworn to and subscribed before me
this 20 day of August, 2003.

NOTARY PUBLIC

My Commission Expires: 05/02/05

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE EXP. MAY 2, 2005 WILLIAMSON CO., TENNESSEE

WARRANTY DEED

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 and sufficiency of which is hereby acknowledged, **ELIZABETH (BETSY) DAVIS HUGHES, NOW KNOWN AS ELIZABETH (BETSY) H. SLOAN, a married person,** hereinafter called the **"GRANTOR"**, has bargained and sold and by these presents does transfer and convey unto **TONYA M. FRANKS, an unmarried person and MARCIA A. FRANKS, a married person, as joint tenants with the right of survivorship,** hereinafter called the **"GRANTEES"**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131-2-D-9 CO.

2. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3921, page 443, Register's Office for Davidson County, Tennessee.

4. Perpetual Easement for Highway Purposes of record in Book 4420, page 41, said Register's Office.

5. Stormwater Detention Agreement of record in Book 1124, page 625, said Register's Office.

6. Hillsboro Hall Phase One and Phase Two Cross Easements of record in Book 11622, page 610, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants of record in Book 11713, page 350, said Register's Office.

8. Amendment of Restrictions of record in Instrument No. 20000202-0010655, said Register's Office.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JASON K. SLOAN, HUSBAND OF ELIZABETH (BETSY) DAVIS HUGHES, NOW KNOWN AS ELIZABETH (BETSY) H. SLOAN, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST, HE MAY HAVE IN AND TO THE SUBJECT PROPERTY BY REASON OF HIS MARTIAL STATUS OR OTHERWISE.

This improved property is known as 4204 Hillsboro Road, #109, Nashville, Tennessee 37215.

WITNESS our hands this 20 day of August, 2003 in Franklin, Tennessee.

Elizabeth (Betsy) H. Sloan

Jason K. Sloan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for State and County, Elizabeth (Betsy) H. Sloan and husband, Jason K. Sloan, the within named bargainors with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 20 day of August, 2003, in Franklin, Tennessee.

Notary Public



My Commission Expires: 05/02/05

Exhibit "A"

Land in Davidson County, TN, being Lot (Unit) No. 9 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 instrument No. 200002020010655, 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 recorded in Book 9700, page 786, 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 2003.

Being the same property conveyed to Elizabeth (Betsy) Davis Hughes by deed from Jane C. Hughes, of record in Instrument No. 20030320-0036959, Register's Office for Davidson County, Tennessee.