27A
1 of 2

WARRANTY DEED

MARK W. KILPATRICK
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July 2003

Notary Public

MY COMMISSION EXPIRES: 4-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, Tn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Meisels (NAME)	Franklin American Mortgage (NAME)	131-2-D-7
4204 Hillsboro Road, Unit 107 (ADDRESS)	501 Corporate Centre Dr. #400 (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Franklin, Tn 37067 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Bennie Ray Elrod, Jr. and wife, Martha R. Elrod

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Meisels and wife, Mary Leners

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 7 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 the 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.

Being the same property conveyed to Bennie Ray Elrod, Jr. and wife, Martha R. Elrod by deed from Haury & Smith Contractors, Inc. of record in Book 11743, page 549, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 200003140025968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 4204 Hillsboro Road, Unit 107, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, 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. 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 hand s this 22nd day of July, 2003

Bennie Ray Elrod, Jr.

Martha R. Elrod

Davidson County DEEDWARR
Recvd: 09/08/03 09:23 2pgs
Fees:13.00 Taxes:897.25

20030908-0130542

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennie Ray Elrod, Jr. and wife, Martha R. Elrod

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of July, 2003.

Commission expires 4-26-05

Notary Public

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public