Mail

BOOK 8346 PAGE 472

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY OTHERS BY: JAMES R. STALLINGS, JR., Attorney at Law, 107 West Market Street, Lebanon, Tennessee 37087

TAX MAP NO. ____; PARCEL NO. _____; GROUP_____; 2nd CIVIL DISTRICT
ADDRESS NEW OWNER: 127 Westfield Dr., Bldg. H, Westfield Condominiums, Nashville, TN.
ADDRESS MORTGAGEE: Chemical Mortgage Co., 101 East Town St., Columbus, Ohio 43215
SEND TAX BILL TO: Mortgagee
PROPERTY: (x) IMPROVED; ( ) UNIMPROVED
SURVEYOR: Barge, Waggoner, Sumner and Cannon, Nashville, TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the balance due on a note and deed of trust of record in Book 7084, Page 97, Register's Office of Davidson County, Tennessee, I, RENEE S. DENNEY, a single person, have this day bargained and sold, and by these presents do hereby sell, transfer and convey unto JOSEPH JOINER, III and wife, JOHNNITA J.S. JOINER, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, lying and situate in the 2nd Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Apartment Unit No. 127 of Westfield Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit. DEED REFERENCE: Being the same property conveyed to Renee S. Denney, unmarried, by deed of George Gianikas, Trustee, dated December 16, 1986, of record in Book 7084, page 94, Register's Office of Davidson County, Tennessee.

This is improved property known as 127 Westfield Drive, Bldg. H, Westfield Condominiums, Nashville, Tennessee.

12373

IDENTIF. TREFERENCE

May 7 8 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said JOSEPH JOINER, III and wife, JOHNNITA J.S. JOINER, in fee simple forever.

I COVENANT with said grantees that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that said property is free, clear and unencumbered, except as herein provided; and that I will forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

This conveyance is subject to the following:

1. All terms and provisions of the Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, and in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

2. All terms and provisions of the Charter of the Westfield Condominiums Homeowners' Association, of record in Book 6746, Page 677, amended in Book 6831, page 982; Book 6801, page 962; and Book 6736, page 110, Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

3. Easements and restrictions of record and as shown on the plat of Westfield Condominiums set forth in Book 6250, Page 590, revised in Book 6250, Page 748, and further described in Book 6831, Page 982, Register's Office for Davidson County, Tennessee.

4. The deed of trust of record in Book 7084, page 97, Register's Office of Davidson County, Tennessee, which is being assumed by grantees as partial consideration for this transfer.

ESCROW ACCOUNT: The escrow account held by Chemical Mortgage Co., 101 East Town Street, Columbus, OH 43215, on behalf of grantor is hereby transferred to grantees, with grantees to pay hazard insurance and real property taxes for the current year.

POSSESSION shall be given on or before five days from the date of deed.

WITNESS MY HAND HERETO, this 3rd day of May, 1991.

Renee S. Denney
RENEE S. DENNEY, GRANTOR

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned authority, a notary public in and for said state and county, the within named RENEE S. DENNEY, a single person, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this 3rd day of May, 1991.

Robbie L. Teasley
NOTARY PUBLIC

ROBBIE LYNN TEASLEY NOTARY PUBLIC WILSON CO. TENN.

MY COMMISSION EXPIRES:
9/27/94

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $63,465.00.

Renee S. Denney
AFFIANT

Subscribed and sworn to before me, this 3rd day of May, 1991.

Robbie L. Teasley
NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/27/94

ROBBIE LYNN TEASLEY NOTARY PUBLIC WILSON CO. TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 63465.20
CON TX 209.55
PRFEE 1.00
WDEED 9.00
TOTAL 219.55
CHECK 219.55

05/07/91 01 08:44 0001 9789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12373

IDENTIF. REFERENCE

MAY 7 8 44 AM '91

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 419426