File 10747 File Box 38

# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY* BOOK 8610 PAGE 389

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| DORIS A. MEDLIN | NEW OWNERS | Map 116-3-B |
| (NAME) | (NAME) | |
| Unit 107 4505 Harding Road | | Parcel 107 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | | F.B. 7DA78074 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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 OF WHICH IS HEREBY ACKNOWLEDGED, JAMES W. BILYEU AND WIFE, WADEAN BILYEU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DORIS A. MEDLIN, unmarried

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

Land in Davidson County, Tennessee, being Unit 107 on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to James W. Bilyeu and wife, Wadean Bilyeu by deed from Richard A. Leemis and wife, Charise Leemis of record in Book 7318, page 681, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 5282, page 972; (3) Charter of Incorporation of record in Book 5282, 501; (4) Easements of record in Book 5144, page 244, Book 4744, page 370, modified in Book 4978, page 524, Book 3165, page 607, Book 3347, page 188, Book 4668, page 986, Book 4660, page 59, Book 4668, page 986, and in Book 4835, page 964; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 45, said Register's Office.

04835

IDENTIF. REFERENCE

APR 27 10 12 AM '92

FELIX Z. MASON REGISTER
DAVIDSON COUNTY TN.

4107 04/27 0101 03CHECK 266.00

unimproved ( )
This is improved (XX) property, known as Unit 107 4505 Harding Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of April, 19 92.

James W Bilyeu Wadean Bilyeu

JAMES W. BILYEU WADEAN BILYEU

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. BILYEU AND WIFE, WADEAN BILYEU with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of April, 19 92.

My commission expires March 25, 1995 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Doris A Medlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 19 92.

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES W. BILYEU AND WIFE, WADEAN BILYEU

TO DORIS A. MEDLIN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 70000.00 |
| CON TX | 259.00 |
| PRFEE | 1.00 |
| WDEED | 6.00 |
| TOTAL | 266.00 |
| CHECK | 266.00 |

04/27/92 01 10:13 0001 4107

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04835

IDENTIF. TREFERENCE

APR 27 10 12 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 524908