| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS. |
|---|---|---|
| Mildred N. Joyner | Same | MAP and PARCEL |
| 3901 Whitland Place #13<br>Nashville, TN 37205 | | 103.16-O-E-013.00 |

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **FMS, Inc., a Tennessee Corporation** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Mildred N. Joyner, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of Whitland Place Condominiums of record in Plat Book 5200, Page 597, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to FMS, Inc. A Tennessee Corporation, formerly known as WKD, Inc. by quitclaim deed from Willie T. Davis and wife, Barbara T. Davis, of record in Book 8074, Page 690, Register's Office for Davidson County, Tennessee.**

**This is property with a common address of 3901 Whitland Place #13, Nashville, TN 37205.**

**CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 5200, Page 597, said Register's office and all matters therein; 3) Restrictions of record in Book 6350, Page 824, said Register's Office, together with the terms and conditions contained therein as well as in the Lease Agreement referred to therein, which Lease Agreement is between University of Nashville (Montgomery Bell Academy) as landlord and B.V.T. Whitland House, Ltd., as tenant, which appears of record in Book 6051, Page 518, said Register's Office; 4) Sewer Easement of record in Book 3464, Page 278, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $50,500.00

Affiant

Subscribed and sworn before me this 3rd day of April, 1995.

My Commission Expires: 1/3/98

Notary Public

MAIL ENV.

18045

IDENTIFICATION REFERENCE

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

**IN WITNESS WHEREOF**, the Grantors have caused this Deed to be executed this **3rd** day of **April, 1995**.

**FMS, Inc.**

By: _____
**Willie K. Davis**
**Chairman**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

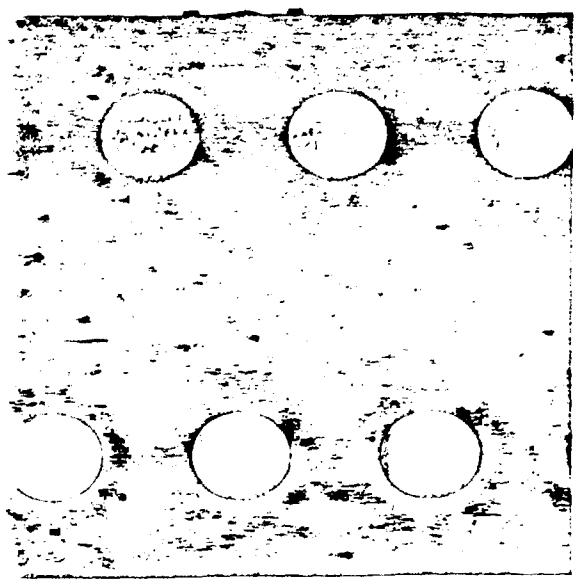
Before me, the undersigned authority, a notary public in and for said county and state, personally appeared **Willie K. Davis**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Chairman of FMS, Inc., the within named bargainor, a corporation, and that he as such Chairman, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

Witness my hand and official seal, Tennessee, this 3rd day of April, 1995.

_____
Notary Public
My Commission Expires: _____

File No. 9504-106

1995 APR 13 12:01 DAVIDSON 125.35



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

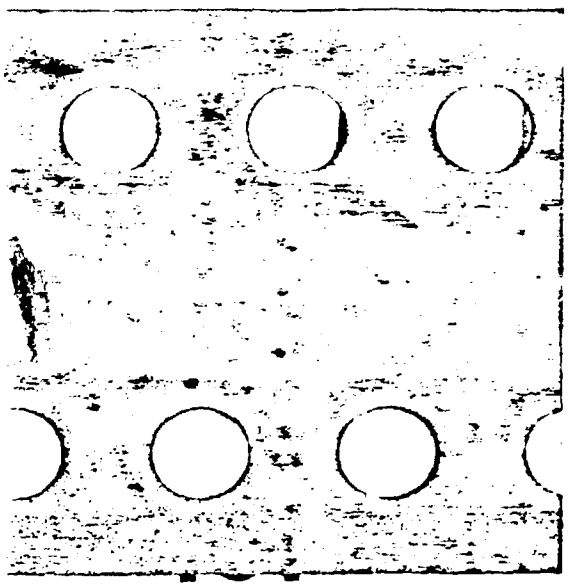
RECEIVED OF _____

FOR _____

BOOK 9635 PG 508

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| AMT | 50500.00 |
| DON TX | 136.85 |
| | 1.00 |
| MBEED | 8.00 |
| TOTAL | 195.85 |
| CHECK | 195.85 |

04/03/95 01 15:27 0001 7025

48045
IDENTIF. # REFERENCE

95 APR -3 PM 2:27

DAVIDSON COUNTY TN

**No.** 896555