27-B

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[ ]	]	]]
[John E. Rodgers, Sr.]	Same	] MAP and PARCEL]
[John E. Rodgers, Jr.]	]	] 103-16-0-E-002.00C0]
[3901 Whitland Place #1, Unit 2]	]	]]
[Nashville, TN 37205]	]	]]

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

WARRANTY DEED

BOOK 9979 PG 932

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, **Mary Washington Ruty** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Rodgers, Sr. and John E. Rodgers, Jr. as Joint Tenants with the Right of Survivorship** (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. 2 as shown on the Plat of Whitland Place Condominium, of record in Book 5200, Page 597, Register's Office for Davidson County, Tennessee, together with an undivided 2.85% interest in the common elements of The Whitland Place Homeowners' Association, as described in Book 6131, Page 722, et seq., said Register's Office.

Being the same property conveyed to Mary Washington Ruty, by deed from FMS, INC., a Tennessee Corporation, of record in Book 8518, Page 104, Register's Office for Davidson County, Tennessee.

Mary Washington Ruty, Mary Cantrell Carney and Mary Carney being one and the same person.

This is property with a common address of 3901 Whitland Place #1, Unit 2, Nashville, TN 37205.

This property is being conveyed by Donna Ray Anthony, Agent for the Greater Nashville Regional Council Public Guardianship Program for the Elderly, as Conservator of the Estate Only of Mary Carney, pursuant to Order of the Probate Court for Davidson County, Tennessee entered February 9, 1996, in the case styled in Re: Estate of Mary Carney, Ward, and bearing Docket Number 95P-1359 in said court. (See also the records of the First Circuit Court for Davidson County, Tennessee, Docket Number 94JC162).

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; 5) Master Deed of record in Book 6131, Page 722, said Register's office.

BOOK 9979 PG 933

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $39,000.00
[
[Affiant
[Subscribed and sworn before me this 12th day of March, 1996.
[
[My Commission Expires: July 14, 1999 Notary Public

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 **12th** day of **March, 1996**.

Mary Washington Ruty
Mary Washington Ruty

By: Donna Ray Anthony
Donna Ray Anthony
Agent for Greater Nashville Regional Council Public Guardianship Program for the Elderly, Conservator of the Estate (Only) of Mary Carney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Donna Ray Anthony, agent for the Greater Nashville Regional Council Public Guardianship Program for the Elderly**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Conservator of the Estate (only) of Mary Carney, and who further acknowledged that she executed the within instrument on behalf of Mary Carney for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **12th** day of **March, 1996**.

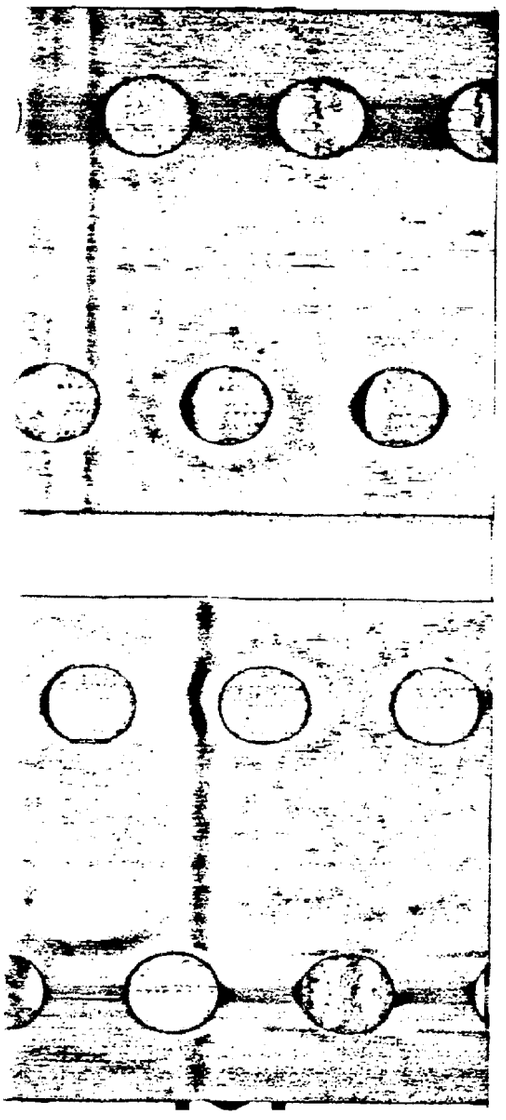
Notary Public
My Commission Expires: July 14, 1999

File No. 9603-094

8743 03/15 0101 03CHECK 153.50

96 MAR 15 AM 9:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0160408



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

RECEIVED OF _____

FOR _____

BOOK 9979 PG 934

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL 153.30
CHECK 153.30

03/15/96 01 09:18 0001 8743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160408 IDENTIF. ← REFERENCE

96 MAR 15 AM 9:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016806