BOOK 10091 PG 684

WARRANTY DEED

FROM: FREEMAN WEBB DEVELOPERS, INC.
TO: Barry L. Walker and Melva Lynn Joyner, tenants in common

Address New Owner(s):

Melva Lynn Joyner H-7 West Meade Condominiums 6680 Charlotte Pike Nashville, Tennessee 37209	Send Tax Bills to: same	Map-Parcel No. 102-7-A-102CO

This instrument prepared by: Mimi S. Hurd, Attorney at Law, 545 Mainstream Drive, Suite 101, Nashville, Tennessee 37228.

STATE OF Tennessee
COUNTY OF Davidson

5347 06/19 0101 03CHECK 168.40

The actual consideration or value, whichever is greater for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me, this the 12 day of June, 1996

NOTARY PUBLIC

My commission expires: January 29, 200

PICK-UP

96 JUN 19 PM 12:06

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0194441

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, FREEMAN WEBB DEVELOPERS, INC., hereinafter called "Grantor," has this day bargained and sold, and does hereby transfer and convey unto BARRY L. WALKER, unmarried, and MELVA LYNN JOYNER, unmarried, as tenants in common, hereinafter called "Grantees", their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Apartment Unit H-7 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, and amended in Book 6277, page 653, 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 A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Freeman Webb Developers, Inc. by ~~XXXXX~~s Deed from ~~Stephen~~ C & G Investors ~~XXXXXXXXXXXX~~ of record in Book 6569 page 615, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. H-7, West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1996, a lien but not yet due and payable.

2. All terms and provisions of the Master Deed of record in Book 5923, Page 704, Register's Office, Davidson County, Tennessee. Said Master Deed was amended in Book 6277, Page 653.

3. All terms and provisions of the Charter of West Meade Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee and in Book 5923, Page 756, the Register's Office for Davidson County, Tennessee, and the By-Laws and Rules and Regulations of said corporation.

4. Easements, restrictions and encroachments as shown on the plat of West Meade Condominium of record in Book 5200, page 430, Register's office, Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5. Sanitary sewers and/or storm drainage easement conveyed to Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 4520, page 836, said Register's Office.

6. Such liens and other matters, if any, against which Grantees' title insurer commits to insure Grantees from loss as provided in the title insurance policy provided Grantees by Grantor.

7 Rights of tenants under existing lease, if any.

8. A perpetual easement for ingress and egress set forth in Deed of Trust of record in Book 4141, page 743, as corrected in Book 4265, page 587, Register's Office for Davidson County, Tennessee.

Grantees by acceptance of this deed hereby join in and accept, and agree to be bound by the foregoing instruments creating West Meade Condominium and West Meade Condominium Association, Inc. Said Grantees further agree hereby to pay all assessments whether special or general which are levied by West Meade Condominium Association, Inc. in connection with West Meade Condominium. Grantees specifically consent to the terms and conditions of Paragraph 7 of the Master Deed as amended providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and power of sale to enforce the assessment lien.

IN WITNESS WHEREOF, the parties have executed this instrument on this 12 day of June, 1996

"GRANTOR"

FREEMAN WEBB DEVELOPERS, INC

BY: _____

ITS: Vice President

"GRANTEES"

_____
BARRY L. WALKER

Melva Lynn Joyner
MELVA LYNN JOYNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mimi S. Hurst, Notary Public of said State and County, James A. Webb, III with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President of the Grantor and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 12 day of June, 1996

_____
Notary Public

My commission expires: January 29, 2000

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, _____, Notary Public of said County and State, Barry L. Walker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this 12th day of June, 1996.

_____
Notary Public

My commission expires: January 29, 2000

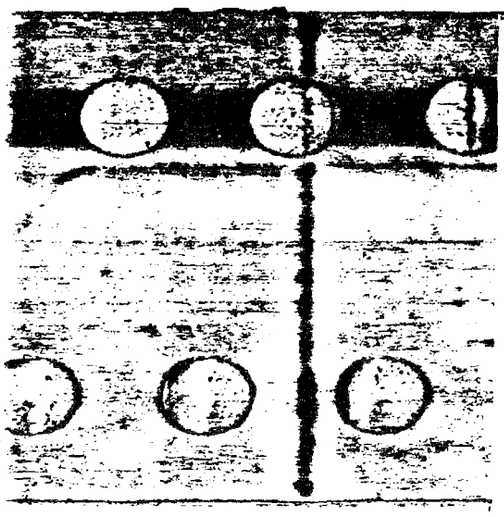
STATE OF: Tennessee
COUNTY OF: Davidson

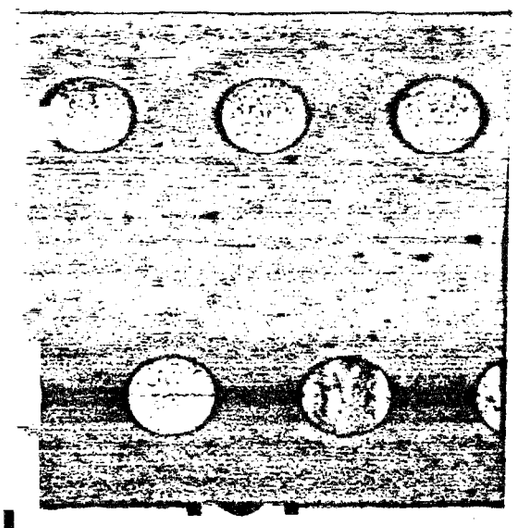
Personally appeared before me, Minnie S Hunt, Notary Public of said County and State, Melva Lynn Joyner, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My commission expires: January 29, 2000





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 687

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 42000.00
CDN TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40

06/19/96 01 12:08 0001 5347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194441
IDENTIF. # REFERENCE

96 JUN 19 P1:12:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1053146