# WARRANTY DEED

FRANCINE K. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY & Return to:**

American Title Company, Inc., 925 Industrial Drive, Old Hickory, TN 37138

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: SAME AS NEW OWNER | MAP-PARCEL NUMBERS |
|---|---|---|
| James Robert Freeman | ~~Deedrick~~ ~~One Horse~~ | MAP 103-160E |
| (NAME) | (NAME) | |
| 3901 Whitland Avenue | ~~3000 Old Hickory Blvd Suite #100~~ | PARCEL 01300CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | ~~Old Hickory, TN 37138~~ | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Mildred N. Joyner by ~~and~~ Nicki Joyner Cook atty in fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Robert Freeman, **AN UNMARRIED MAN**

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

Schedule A - Legal description

Property located at 3901 Whitland Avenue, Nashville, Davidson County, Tennessee 37205 AND:

Land in Davidson County, Tennessee, being Unit No. 13 on the Plan of WHitland Place Condominiums of record in Plat Book 5200, page597, 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 Mildred N. Joyner, unmarried by deed dated 04/03/95, from FMS, Inc., a TN Corporation, filed for record on 04/03/95, in Book 9635, page 506, Register's Office for Davidson County, Tennessee.

DOT:

This conveyance is subject to: (1) Terms, conditions, easements, rights and liens set forth in the Master Deed of Whitland Place Condominuiums (TCA 64-2704 et seq.) and the By-lawss appended thereto, of record in Book 5200, page 597, said Registers Office and all matters within (2) The lien for any unpaid dues and/or special assessments levied pursuant to the terms of the Master Deed shown above. (3) Rights of others in and to the common elements and/or areas (4) 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

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unimproved ( )
This is improved ( X ) property, known as 3901 Whitland Avenue, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 9th day of August 2004

Mildred N. Joyner by Nicki Joyner Cook atty in fact

Mildred N. Joyner by
Nicki Joyner Cook atty in fact

Davidson County DEEDWARR
Recvd: 08/12/04 15:51 3pgs
Fees:18.00 Taxes:296.00

20040812-0097768

between University of Nashville (Mongomerty 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 (5) Sewer easement of record in Book 3464, page 278, said Register's Office including any and all restrictions and easements therein; (6) zoning regulations; (7) taxes that have been assumed by the Grantee herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2004, before me personally appeared, **Nicki Joyner Cook**, to me known to be the person described in and who executed the foregoing instrument on behalf of **Mildred N. Joyner**, having authority as her Attorney-in-Fact, and who acknowledges the execution of the same to be the free act and deed of **Mildred N. Joyner**.

Witness my hand and official seal this 9th day of August, 2004

My commission expires:

NOTARY PUBLIC

FRANCINE K. JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007