#3455

Return To:
Third National Bank
Mortgage Loan Dept.
Nashville, Tn 37244

"THIS INSTRUMENT PREPARED BY [illegible] ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

CONDOMINIUM UNIT
SPECIAL WARRANTY DEED

BOOK 4990 PAGE 107

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel
David Howard, et ux	Third National Bank	Map 162-16A
12 Hickory Court Mill Creek Club	Mortgage Loan Department	Parcel 55
Nashville, Tennessee 37211	Nashville, Tenn. 37244	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- Dollars.

I have bargained and sold, and by these presents do transfer and convey unto the said David Howard and wife, Molly V. Howard, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a part of the Plan of Mill Creek Club, Phase I, Section 1 as of record in Book 4860, page 11, Register's Office for said County; the part hereby conveyed being:

UNIT NO. 12, BUILDING NO. 11, known as 12 Hickory Court, as shown in and described by said Plan;

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed Establishing a Horizontal Property Regime of Mill Creek Club, Phase I, Section 1, including the By-Laws thereunto attached recorded in Book 4887, page 961, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements;

SUBJECT, HOWEVER, TO ALL of the provisions, conditions, restrictions, options, burdens and undertakings contained in said Master Deed and By-Laws thereunto attached, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

BEING a part of the same interest in property conveyed to J. Jefferson Edwards, Trustee, by deed from James I. Vance Berry, Trustee, of record in Book 4915, page 917, Register's Office for said County and by deed from Albar Building Industries of record in Book 4984, page 569, Register's Office for said county.

This is improved property, known as 12 Hickory Court, Mill Creek Club, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Howard and wife, Molly V. Howard, their heirs and assigns, forever. And I do covenant with the said David Howard and wife, Molly V. Howard that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, J. Jefferson Edwards, Trustee do further covenant and bind my successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said David Howard and wife, Molly V. Howard, their heirs and assigns against the lawful claims of all persons claiming by, through, or under J. Jefferson Edwards, Trustee.

WITNESS my hand this 19th day of January, 19 76.

J. Jefferson Edwards, Trustee

J. JEFFERSON EDWARDS, Trustee

D32862

(FOR REFERENCE) JAN 9 05 AM '76 FELIX ... REGISTER DAVIDSON COUNTY, TENN.

JAN 21 76 CONV 27,900.00

JAN 21 76 S'TAX B* 72.54

JAN 21 76 PR'FEE B* .50

JAN 21 76 W'DEED B* 4.00 * 77.04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trustee J. JEFFERSON EDWARDS/the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of January, 19 76.

NOTARY PUBLIC

My Commission Expires: 5-11-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $27,900.00

Subscribed and sworn to before me, this the 19th day of January, 19 76

Affiant

My commission expires: 5-11-76 (Affix Seal)

Notary Public