"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS,
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

CONDOMINIUM UNIT
SPECIAL WARRANTY DEED

BOOK 5096 PAGE 955

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel
Willie Lee Cunningham and wife, Iva May Cunningham	Same	Map 162-16A
26 Sycamore Court Mill Creek Club		Parcel 86
Antioch, Tennessee 37013		

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 Willie Lee Cunningham and wife, Iva May Cunningham, 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. 26, BUILDING NO. 18, known as 26 Sycamore 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.

This is improved property, known as 26 Sycamore Court, Mill Creek Club, Antioch, Tennessee 37013.

DEC 15	CONV	27,500.00				
DEC 15	S'TAX		B*	71.50		
DEC 15	FR'FEE		B*	.50		
DEC 15	W'DEED		B*	4.00	*	76.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Lee Cunningham and wife, Iva May Cunningham, their heirs and assigns, forever. And Willie Lee Cunningham and wife, I do covenant with the said Iva May Cunningham, 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 Willie Lee Cunningham and wife, Iva May Cunningham, their heirs and assigns against the lawful claims of all persons claiming by, through, or under J. Jefferson Edwards, Trustee.

WITNESS my hand this 14th day of December, 19 76.

J. Jefferson Edwards Trustee

J. JEFFERSON EDWARDS, Trustee

D8129 294

IDENTIFICATION REFERENCE SEC 43 PM '76 DAVIDSON COUNTY, TENN. REGISTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jayet Smithson, a Notary Public in and for said County and State, the within named J. JEFFERSON EDWARDS, Trustee, 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 14th day of December, 19 76.

Jayet V. Smithson

NOTARY PUBLIC

Commission Expires: 4/16/78

J. SMITHSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 14th day of December, 1976

Affiant

My commission expires 4/16/78

Notary Public

(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.