"THIS INSTRUMENT PREPARED BY ROBERT P. THOMAS, ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37236"

BOOK 5109 PAGE 268

CONDOMINIUM UNIT
SPECIAL WARRANTY DEED

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel
J. Robert Wilgus and wife, Patricia A. Wilgus	Third National Bank	Map 162-16A
1 Mimosa Court Mill Creek Club	201 4th Avenue, North	Parcel 83
Antioch, Tennessee 37013	Nashville, Tennessee 37219	

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 J. Robert Wilgus and wife, Patricia A. Wilgus, 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. 1, BUILDING NO. 17, known as 1 Mimosa 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 1 Mimosa Court, Mill Creek Club, Antioch, Tennessee 37013

JAN26	CONV	35,500.00			
JAN26	STAX		B*	92.30	
JAN26	PRFEE		B*	.50	
JAN26	WDEED		B*	4.00	* 96.80

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

WITNESS my hand this 21st day of January, 1977.

J. Jefferson Edwards, Trustee
J. JEFFERSON EDWARDS, Trustee

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IDENTIF. REFERENCE

JAN 26 1 23 PM '77

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Betty N. Todd, 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 21st day of January, 1977.

Betty N. Todd
NOTARY PUBLIC

Commission Expires: November 18, 1979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of January, 1977

Betty N. Todd
Notary Public

My commission expires: November 18, 1979

(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE