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

CONDOMINIUM UNIT
SPECIAL WARRANTY DEED

BOOK 5144 PAGE 263

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel
William David Payne and wife, Carol A. Payne	Same	Map 162-16A
3 Sycamore Court Mill Creek Club		Parcel 40
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 William David Payne and wife, Carol A. Payne, 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. 3, BUILDING NO. 8, known as 3 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 I, including the By-Laws thereunto attached recorded in Book 4887, page 961, as amended by instruments of record in Book 5000, page 607 and Book 5101, page 809, 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 part of the same interest in property conveyed to J. Jefferson Edwards Trustee, by deeds from James I. Vance Berry, Trustee, of record in Book 4915, page 917, Albar Building Industries of record in Book 4984, page 569, and Albar Building Industries of record in Book 4984, page 575, all in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 3 Sycamore Court, Mill Creek Club, Antioch, Tennessee 37013.

The grantee, William David Payne and William D. Payne are, in fact, one and the same person.

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

WITNESS my hand this 26th day of April, 19 77.

Mail Rec Env

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J. Jefferson Edwards, Trustee

J. JEFFERSON EDWARDS, Trustee

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 _____ day of April, 19 77.

Betty N Todd
NOTARY PUBLIC

Commission Expires: 11-10-79

BETTY N. TODD NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 39,500.00

Subscribed and sworn to before me this the _____ day of April 77

Affiant

My commission expires: _____

Notary Public

- 2 -

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8* .50
8* 4.00 * 107.20