WARRANTY DEED

BOOK 5187 PAGE 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August 19 77

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce M. McGowan et ux	SAME AS NEW OWNER	Map 162-16.A
#15 Sycamore Court (NAME)	(NAME)	par 60
Mill Creek Club (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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~~ I, J. Jefferson Edwards, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Royce M. McGowan and wife, Wilma Jean McGowan

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:

Being a part of the Plan of Mill Creek Club, Phase 1, Section 1 as of record in Book 4860, page 11, Register's Office for said County; the part hereby conveyed being: UNIT NO. 15, BUILDING NO. 13, known as 15 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, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements, said Master Deed having been amended in Book 5000, page 607, and Book 5101, page 809, said Register's Office; 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 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, and 575, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ (X) improved property, known as 15 Sycamore Court, Mill Creek Club, Antioch, TN
(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 MY hand this 12th day of August, 1977

J. Jefferson Edwards, Trustee

J. JEFFERSON EDWARDS, TRUSTEE

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 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, Tenn. this 12th day of August, 1977

Charles P. Cox, Notary Public.

Commission Expires 11-7-79

STATE OF _____
_____ County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

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IDENTIF. REFERENCE

AUG 22 3 08 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG22	CONV	33,500.00			
AUG22	S'TAX		B*	87.10	
AUG22	PR'FEE		B*	.50	
AUG22	W'DEED		B*	4.00	* 91.60

WARRANTY DEED

FROM

J. Jefferson Edwards, Trustee

TO

Royce M. McGowan et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York