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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Ben E. Gaston, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 19 78.

Judy S. Wood
Notary Public

MY COMMISSION EXPIRES: 10-1-80
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
~~218 Third Avenue North~~
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ben E. Gaston, Jr. etux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-16-A
# 1 Hickory Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 75 JS
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	5DU-62943

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, Joe W. Baugh and wife, Anne Ezell Baugh and Betty Joe Sarvis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ben E. Gaston, Jr. and wife, Linda W. Gaston

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:

A certain condominium unit, located in Davidson County, Tennessee, shown on the Plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 1, in Building No. 15, shown on said plan, and being known as 1 Hickory Court, Mill Creek Condominium, Antioch, Tennessee.

Being the same property conveyed to Joe W. Baugh and wife, Anne E. Baugh and Mrs. Kate H. Ezell, as tenants in common by deed from J. Jefferson Edwards, Trustee, as of record in Book 5063, page 181, Register's Office for Davidson County, Tennessee; the said Joe W. Baugh and wife, Anne E. Baugh, holding their one half undivided interest as tenants by the entireties; the said Mrs. Kate H. Ezell having since died, her one half interest in said property is now vested in Anne Ezell Baugh and Betty Joe Sarvis, by Will of record in Will Book 122, page 524, Probate Court Clerks Office for Davidson County, Tennessee, dated January 24, 1978.

This cpnveyance is made subject to all provisions, without limitations all conditions, covenants, restrictions, purchase and option agreement liens, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4887, page 961, as amended in Book 5000, page 607, and further amended in Book 5101, page 809, Register's Office for Davidson County; the by-laws for the administration of building of record in Book 4887, page 985, said Register's Office, easements, rights and interest in favor of other unit owners of all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon. The Delcaration of covenants and restrictions. of record in Book 4792, page 725; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated, as amended.

unimproved ( )
This is improved ( ) property, known as _____ and the Declaration of Covenants and Restrictions, of record
(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 our hand s this 15th day of August, 19 78

Joe W. Baugh

Anne Ezell Baugh

Betty Joe Sarvis

Betty Joe Sarvis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Judy S. Wells, a Notary Public in and for said County and State, the within named Joe W. Baugh and wife, Anne Ezell Baugh and Betty Joe Sarvis

the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of August 19 78.

Commission expires _____

Judy S. Wells
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

560755-0

WARRANTY DEED

FROM

Joe W. Baugh and wife, Anne Ezell

Betty Joe Sarvis

TO

Ben E. Gaston, Jr. and wife,

Linda W. Gaston

E 83225

IDENTIF. REFERENCE

AUG 16 2 48 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 78	CONV	43,900.00			
AUG 16 78	S'TAX		B*	114.14	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	6.00	* 120.64