mail

THIS INSTRUMENT PREPARED BY:
C. PATTERSON CRON, ATTORNEY AT LAW
2517 LEBANON ROAD
NASHVILLE, TENNESSEE 37214

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Granville G. Howerton and wife,	Third National	162-16A
Anita L. Howerton	Mortgage Company	40
3 Sycamore Court	P. O. Box 2628	
Antioch, Tennessee 37013	Nashville, TN 37219	

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Granville G. Howerton
Affiant

Subscribed and sworn to before me, this the 25th day of August, 1982.

COMMISSION EXPIRES: 10-15-83 NOTARY PUBLIC Carol A. Cron

NOTARY PUBLIC AT LARGE, TENN.

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Carol A. Payne, a widow, Grantor, have this day bargained and sold and do hereby transfer and convey unto Granville G. Howerton and wife, Anita L. Howerton, Grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

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 (Mill Creek Club now being known as Hickory Hollow Condominiums);

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;

BEING the same property conveyed to William David Payne, and wife Carol A. Payne, by Deed from J. Jefferson Edwards, Trustee, of record in Book 5144, Page 263, said Register's Office, the said William David Payne having since died.

SUBJECT, HOWEVER, TO THE FOLLOWING:

(1) 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.

(2) 1982 City and County Taxes.

(3) Deed of Trust of record in Book 5144, Page 265, Register's Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD said real estate with appurtenances, estate, title, and interest belonging to said Grantees, their heirs and assigns forever.

Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for taxes for 1982, which have been assumed by Grantees and will be paid out of the escrow account transferred to Grantees, and except as set out above.

Grantor further binds herself and her representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

Executed, this 9th day of September, 1982.

H 0 8 2 5 8

T.I.D. IDENTIF. REFERENCE

SEP 14 9 08 AM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

GRANTOR

X Carol A Payne

Carol A. Payne

STATE OF MASSACHUSETTS)

COUNTY OF Norfolk)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carol A. Payne, the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Norwood Mass, this 9th day of September, 1982.

NOTARY PUBLIC

My Commission Expires: 12 October 1984

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46000.00-	CO
			119.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	126.10-
8556A	09/14/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 2 5 8

T.
IDENTIF. REFERENCE

SEP 14 9 08 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924737