Fld Bk 7

BOOK 5974 PAGE 295

CONDOMINIUM UNIT
SPECIAL WARRANTY DEED

Prepared By:
[illegible] ATTY.
20th Floor - First American Center
Nashville, TN [illegible]

Address New Owner(s) as Follows:	Send Tax Bills to:	Map-Parcel
SAUNDRA ALSTON JACKSON	S A M E	162-16-A
24 Sycamore Court		88
Mill Creek Club Antioch, Tennessee 37013		5DU 62923

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 SAUNDRA ALSTON JACKSON her 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 Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as of record in Book 5050, page 103, Register's Office for said County; the part hereby conveyed being:

Unit No. 24, Building No. 18, known as 24 Sycamore Court, as shown in and described by said Plan;

TOGETHER with each and all of the rights, privileges, and appurtenances there unto 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 the same property conveyed to Thomas B. Baker, Jr., by deed from J. Jefferson Edwards, Trustee, of record in Book 5217, page 59, Register's Office for Davidson County, Tennessee.

This is improved property known as 24 Sycamore Court, Mill Creek Club, Antioch, Tennessee 37013.

12/87 [illegible]

3973

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SAUNDRA ALSTON JACKSON, her heirs and assigns, forever. And I do covenant with the said SAUNDRA ALSTON JACKSON 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, THOMAS B. BAKER, JR., do further covenant and bind my successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said SAUNDRA ALSTON JACKSON, her heirs and assigns against the lawful claims of all persons claiming by, through, or under THOMAS B. BAKER.

WITNESS my hand this 1st day of December, 1982.

Thomas B. Baker, Jr.

THOMAS B. BAKER, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
Dec 7 2 26 PM '82
IDENTIF. REFERENCE
H 20487

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named THOMAS B. BAKER, JR., 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 1st day of December, 1982.

NOTARY PUBLIC

My Commission Expires: 10/13/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 51000.00.

Affiant

My Commission Expires: 10/13/86

Notary Public

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

RECEIVED OF BOOK 5974 PAGE 297

FOR

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

[illegible].00- CO
132.60 CO TX
.50 PRFEE
6.00 MISC
CHECK 139.10-
397BA12/07/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 20487

IDENTIF. REFERENCE

DEC 7 2 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 914307