WARRANTY DEED

BOOK 6056 PAGE 195

H 4 7 7.0 7

IDENTIF. REFERENCE

MAY 13 1 32 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,000.00.

Gay C Reaves
Affiant

Subscribed and sworn to before me, this the 12th day of May, 1983.

Stephen M. Trautman
Notary Public

My Commission Expires: Jan. 20, 1985

This instrument was prepared by:
TRAUTMAN & TRAUTMAN, 5100 Stanford Dr. N., Nashville, TN 37215

Address New Owner as follows:	Send Tax Bills To:	Map and Parcel Numbers
Gay C. Reaves 13 Hickory Court Hickory Hollow Condos Antioch, TN 37013	New Owner	162-16-A 56-CO 05DU-62932

For and in consideration of the sum of Ten and No/100---($10.00)---Dollars cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we, Thomas B. Baker, Jr. and wife, Healan B. Baker, have this day bargained and sold, and do hereby transfer and convey unto Gay C. Reaves, hereinafter called the Grantee, her heirs and assigns, certain real estate in Davidson County, State of Tennessee, described as follows:

Being a part of the Plan of Mill Creek Club, Phase I, Section I, as of record in Book 4860, page 11, in the Register's Office for Davidson County, Tennessee; the part hereby conveyed being:

Unit No. 13 in Building No. 11, known as 13 Hickory 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 Bylaws thereunto attached, as of record 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 common elements.

Being the same property conveyed to Thomas B. Baker, Jr. by deed from Barbara Venable Kelley of record in Book 5908, page 763, in the Register's Office for Davidson County, Tennessee.

NOTE: Healan B. Baker, wife of Thomas B. Baker, Jr., joins in this conveyance for only the limited purpose of releasing and conveying to the Grantee, her heirs and assigns, any marital rights which she may have in the subject property.

NOTE: This conveyance is made subject to existing building restrictions and zoning ordinances.

NOTE: This property is subject to and encumbered by:

1. all of the provisions and requirementsof the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq., of the Tennessee Code Annotated; and

2. all terms, provisions, covenants, conditions, restrictions, limitations, options, easements, burdens, obligations, assessments and other undertakings contained in the aforesaid Master Deed and/or contained in the aforesaid Plan and/or contained in the aforesaid recorded plat and/or contained in the aforesaid Bylaws, and by all of the rules and regulations of Mill Creek Club (also known as Hickory Hollow Condominiums), all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of monthly maintenance fees and any assessments; and

3. all easements, rights and interests in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon, or to serve some or all of the units therein; and

4. the lien for real estate taxes for the current year, which taxes have been prorated between the parties and shall be paid by the Grantee when due and payable.

This is improved property, known as 13 Hickory Court, Mill Creek Club (also known as Hickory Hollow Condominiums), Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Thomas B. Baker, Jr. does covenant with the said Grantee that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered except as set out above. Thomas B. Baker, Jr. further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs and assigns, against the lawful claims of all persons.

Witness our hands on this the 12th day of May, 1983.

Thomas B. Baker, Jr.

Healan B. Baker

Healan B. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas B. Baker, Jr., the within named 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 12th day of May, 1983.

My Commission Expires:
Jan. 20, 1985

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON :)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Healan B. Baker, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of May, 1983.

My Commission Expires:
Jan. 20, 1985

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6056 PAGE 197

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
			58000.00- CO	
			160.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.30-	
7394A05/13/03			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 7.0 7

IDENTIF. REFERENCE

MAY 13 1 32 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948887