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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,806.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 1986

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Guy Lee (NAME) | Union National Bank of Little Rock (NAME) | 108-7A 26 |
| 4941 Lakeridge Dr. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 3318 (STREET ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP) | Little Rock, AR 72203 (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, Patricia Lee Baugus, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Guy Lee

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 and Lot in Davidson County, Tennessee, described as follows: Lot No. 3, Unit No. 26, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase I of Sections One and Two, Patio Villa, as of record in Plat Book 5200, page 458, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia Lee Baugus by deed from TennReal Inc., of record in Book 6093, page 850, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6093 , page 853 , said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in the Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the Administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners: options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 5970, page 829, and re-recorded in Book 6014, page 978, said Register's Office.

unimproved ( )
This is improved (X) property, known as 908 Patio Drive, Nashville, TN 37214
(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 9th day of May, 19 86

Patricia Lee Baugus

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Patricia Lee Baugus, unmarried

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 9th day of May, 19 86

Patricia Lee Baugus

NOTARY PUBLIC

My commission expires 7-3-88

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

WITNESS my hand and seal, at office in

this day of , 19 .

NOTARY PUBLIC

My commission expires

WARRANTY DEED

FROM

Patricia Lee Baugus

TO

Guy Lee

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

0 4 8 2 4

MAY 28 2 27 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

**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 |
|---|---|---|---|---|
| | | | 39906.50- CAMT. | |
| | | | 1030.74 CSTAX | |
| | | VD | 1030.74- CSTAX | |
| | | | 103.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MDEED | |
| | | | CHECK | 110.24- |
| | | | 0034A05/28/86 BAL | .0 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 8 2 4

IDENTIFICATION REFERENCE

MAY 28 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 252556