This Instrument Prepared by:

Robert L. Callis
Attorney at Law
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BOOK 7142 PAGE 188

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lee Baugus (NAME)	Union National Bank of Little Rock (NAME)	
1029 Patio Drive (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 3318 (STREET ADDRESS)	108-7A-26
Nashville (CITY) (STATE) (ZIP)	Little Rock, AR 72203 (CITY) (STATE) (ZIP)	

Mail

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,

GUY LEE and wife, CLYSTA LEE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

PATRICIA LEE BAUGUS, a single person

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 Guy Lee by deed of record in Book 6869, Page 188, 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 Grantee 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 Grantee.

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 289, and re-recorded in Book 6014, Page 978, said Register's Office.

unimproved ( )
This is improved (X) property, known as 908 Patio Drive, Nashville, Tennesse 37214

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, successors, assigns 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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 23rd DAY OF November, 19 86.

Guy Lee
GUY LEE

Clysta J. Lee
CLYSTA LEE

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STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, GUY LEE and wife, CLYSTA LEE the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, TN, Tennessee, this 23rd day of November, 19 86.

Commission Expires: 6-12-89

Marilyn Butterworth
Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority 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 _____ self to be _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

9:58 IDENTIFICATION REFERENCE
FEB 20 11 52 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

WARRANTY DEED

FROM
GUY LEE
and wife,
CLYSTA LEE

TO
PATRICIA LEE BAUGUS

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 39,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Patricia Ann Lee
Affiant

Subscribed and sworn to before me this the 23rd day of November, 19 86.

My Commission Expires: 6-12-89

Marilyn Butterworth
Notary Public

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

-3900.00- CAMT
11.78 CSTAX
.50 PRFEE
6.00 WDE
CHECK 118.28-
2550A02/.0/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:55 81

IDENTIFICATION REFERENCE

FEB 20 11 52 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 47872