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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.

David W Claypool
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 19 87

D. Ann Smith
Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 222 Third Avenue, North, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Claypool (NAME) | Home Savings of America, F.A. (NAME) | 162-16-A-50 |
| 13 Sycamore Court (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 7075 (STREET ADDRESS) | |
| Antioch, Tennessee 37013 (CITY) (STATE) (P.O. ZIP) | Pasadena, California 91109-7075 (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, SMITH REA, JR., AND WIFE, JANE M. REA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. CLAYPOOL AND WIFE, SIBYL J. CLAYPOOL

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, located in Davidson County, Tennessee, shown on the Plan of Mill Creek Club, Phase One, Section One, of record in Book 4860, page 11, Register's Office for said County, more particularly described as follows:

Unit No. 13, Building No. 10, shown on the Plan of Mill Creek Condominium, Antioch, Tennessee, and commonly known as 13 Sycamore Court, Hickory Hollow Condominiums, Antioch, Tennessee 37013.

Being the same property conveyed to Smith Rea, Jr., by deed from Gary Spain Cox, of record in Book 5989, page 827, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(See attached marked Exhibit "A")

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 20 3 24 PM '87

IDENTIFICATION REFERENCE

2 8 0 5 6

This is unimproved ( ) improved (X) property, known as 13 Sycamore Court Antioch, Tennessee 37013
(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 our hands this 20th day of May, 19 87

Smith Rea Jr.
SMITH REA, JR.

Jane M. Rea
JANE M. REA

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**STATE OF TENNESSEE**
**Davidson County**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Smith Rea, Jr., and wife, Jane M. Rea

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 19 87.

Commission Expires March 11, 1991

J. Rea Smith Notary Public

**STATE OF TENNESSEE**
**Davidson County**

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
SMITH REA, JR., AND WIFE,
JANE M. REA

TO
DAVID W. CLAYPOOL AND WIFE,
SIBYL J. CLAYPOOL

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

"EXHIBIT "A"



1. The premises herein insured is subject to all provisions, including without limitations, all conditions, restrictions, covenants, purchase and option agreements, liens, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4887, page 961, amended in Book 5000, page 607, and further amended in Book 5101, page 809, Register's Office for Davidson County, Tennessee; the By-Laws for the administration of building of record in Book 4887, page 985, Register's Office for Davidson County, Tennessee; easements, rights and interest in favor of other unit owners of all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon; the declatation of covenants and restrictions of record in Book 4792, page 725; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium and particularly Section 66-27-101, et seq. of the Tennessee Cove Annotated, as amended.

2. The Plan of record in Book 4860, page 11, said Register's Office, shows an Owner's Certificate, certain easements and setback lines, and certain notes.

**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 |
|---|---|---|---|---|
| | | | 48000.00- CAMT. | |
| | | | 134.40 CSTAX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 143.90- |
| 9677A | 05/20/87 | | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

28056

IDENTIFT REFERENCE

MAY 20 3 24 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84176