BOOK D

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,646.61

Nina Marie Daniels
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 19 89

Jane W. Tibbs
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Nina Marie Daniels and Doris O. Huskey	Home Savings of America, F. A.	Map 162-16-A
(NAME)	(NAME)	
8 Sycamore Court	P. O. Box 7075	Par. 45CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Pasadena, CA 91109-7075	05DU-62907
(CITY) (STATE) (P.O. ZIP)	(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. Jeffrey O. Powell, unmarried and Burnice Winfrey, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nina Marie Daniels, unmarried and Doris O. Huskey, married as tenants in common with right of survivorship

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 in Davidson County, Tennessee, described as follows: Unit No. 8, Building No. 9, in a Horizontal Property Regime of Mill Creek Club Condominium Townhouses, Section One, Phase One, of record in Plat Book 4860, page 11, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 4887, page 961, amended in Book 5000, page 607 and Book 5101, page 809, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jeffrey O. Powell, unmarried, and Burnice Winfrey, unmarried, by deed from James Allen Welck, Jr., unmarried of record in Book 7321. page 503, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Home Savings of America, F. A. of record in Book 7321, page 506, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to 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 thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club Condominium townhouses, Section One, Phase One, of record in Book 4887, page 961, amended in Book 5000, page 607, and Book 5101, page 809, said Register's Office

7678 03/21 0101 03CHECK 186.68

unimproved ( )
This is improved (X) property, known as 8 Sycamore Court (House Number) (Street) Antioch, TN 37013 (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 Whereever 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 hand this 13th day of March, 19 89

Jeffrey O. Powell

Jeffrey O. Powell

Burnice Winfrey

Burnice Winfrey

STATE OF TENNESSEE }
Davidson COUNTY }

Personally appeared before me, Jeffrey O. Powell and Burnice Winfrey
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand, at office, this 21st day of March 19 89.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE }
COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Jeffrey O. Powell and

Burnice Winfrey

TO

Nina Marie Daniels and

Doris O. Huskey

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

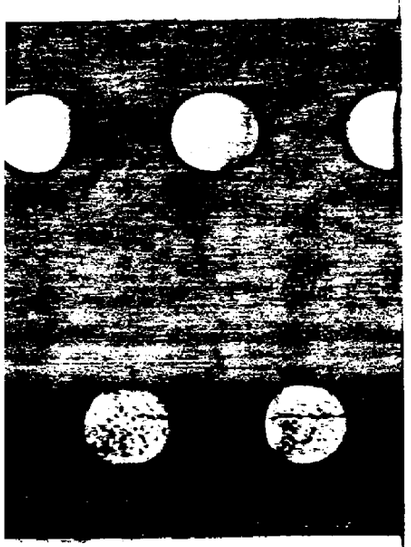
18139

IDENTIFICATION REFERENCE

MAR 21 10 30 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN





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

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 637

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54646.61
CAMT 54646.61
VOID
CAMT 54646.61-
CON TX 180.18
PRFEE 0.50
MDEED 6.00
TOTAL 186.68
CHECK 186.68

A7/21/89 01 10:37 0001 7678

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18139

INDENTIFICATION REFERENCE

MAR 21 10 30 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 192189