Book 36 RB

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10222 PG 539

SPECIAL WARRANTY DEED

Name and Address of New Owner:
Craig S. Gibbs and Trudi Gibbs
2932 Lera Jones
Antioch, Tennessee 37013

Send Tax Bills To:
New Owner

Street Address of Subject Property:	**Map-Parcel No:**
9 Sycamore Court **Antioch, Tennessee 37013**	**Map 162-16-A** **Parcel 46.00**

For and in consideration of the sum of TEN DOLLARS ($10.00, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **FEDERAL HOME LOAN MORTGAGE CORPORATION,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **CRAIG S. GIBBS AND WIFE, TRUDI GIBBS,** hereinafter called the Grantee, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to:

1. 1996 Davidson County taxes, which have been prorated between the parties and assumed by Grantees;

2. All matters shown on the Plan of record in Book 4860, page 11, as amended in Book 5050, page 103, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 4792, page 725, as amended in Book 6396, page 504, Register's Office for Davidson County, Tennessee;

4. Master Deed with By-Laws appended thereto of record in Book 4887, page 961, as amended in Book 5000, page 607, and further amended in Book 5101, page 809, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 2nd day of October, 1996.

FEDERAL HOME LOAN MORTGAGE CORPORATION

By: PHH ASSET MANAGEMENT, A DIVISION OF PHH REAL ESTATE SERVICES CORPORATION AS ATTORNEY IN FACT

BY: Suzanne Hollins

TITLE: Authorized Signator

STATE OF Texas]

COUNTY OF Dallas]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Suzanne Hollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged her self to be the authorized signator of PHH ASSET MANAGEMENT, A DIVISION OF PHH REAL ESTATE SERVICES CORPORATION, and acknowledged that she executed the within instrument on behalf of PHH ASSET MANAGEMENT, A DIVISION OF PHH REAL ESTATE SERVCIES CORPORATION, which corporation is acting as Attorney in Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION, the within named bargainor, a corporation, and that as such authorized signator, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Irving, Texas, this 2 day of October, 1996.

RANDY L. CONATSER
MY COMMISSION EXPIRES
January 15, 2000

NOTARY PUBLIC
My commission expires: 1-15-00

STATE OF Texas]

COUNTY OF Dallas]

BOOK 10222 PG 541

The actual consideration or value, whichever is greater for this transfer is $42,000.00.

Notary Public
My Commission Expires: 1-15-00

RANDY L. CONATSER
MY COMMISSION EXPIRES
January 15, 2000

EXHIBIT "A"

BOOK 10222 PG 542

8863 10/10 0101 03CHECK 172.40

A certain condominium unit in Mill Creek Club, a horizontal property regime in Davidson County, Tennessee, as follows: Unit No. 9, Building 10, known as 9 Sycamore Court, on the Plan of record in Book 4860, page 11, as revised in Book 5050, page 103, Register's Office for Davidson County, Tennessee.

Together with, but subject to, all provisions, including without limitation, all conditions, covenants, restrictions, purchase and option agreements, liens, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4887, page 961, as amended in Book 5000, page 607, and second amendment in Book 5101, page 809, Register's Office for Davidson County, Tennessee; the By-Laws for the administration of buildings of record in Book 4887, page 985; 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 building thereon; the Declaration of Covenants and Restrictions of record in Book 4792, page 725; and also subject to the provisions and requirements in the laws of the State of Tennessee respecting the establishment and maintenace of a condominium and particularly Section 64-2701, et seq., of the Tennessee Code Annotated, as amended.

Being the same property conveyed to Federal Home Loan Mortgage Corporation by Special Warranty Deed from SunTrust Mortgage, Inc., of record in Book 10222, page 536, Register's Office for Davidson County, Tennessee.

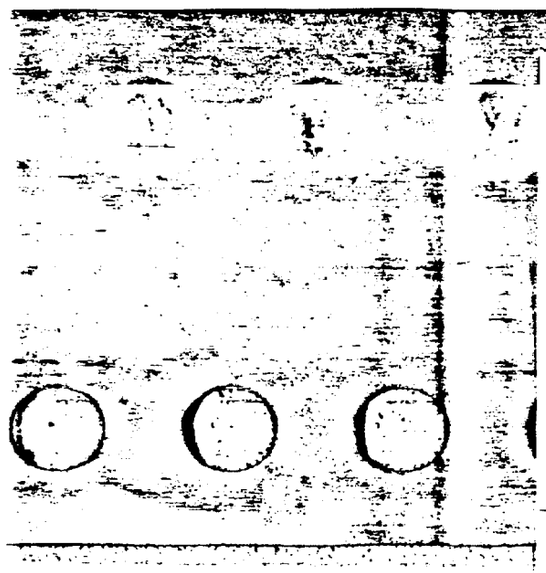
CO. TG.

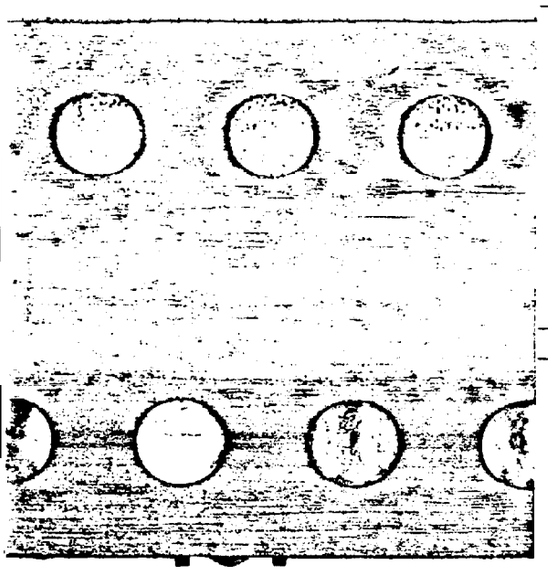
0235030

IDENTIF. & REFERENCE

96 OCT 10 PM 3:45

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10222 PG 543

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

CAMT 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 16.00
TOTAL 172.40
CHECK 172.40

10/10/96 01 15:49 0001 8863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235030
IDENTIF. REFERENCE

96 OCT 10 PM 3:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1075914

No [redacted]