BOOK 10447 PG 905

58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Kimberlee A. Buie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF May 97

Rhonda J. Uhtenwoldt
Notary Public

MY COMMISSION EXPIRES: 8-24-98
(AFFIX SEAL)

RHONDA J. UHTENWOLDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberlee A. Buie (NAME)	First American National Bank (NAME)	MAP 162-16A
16 Sycamore Court (ADDRESS)	First American Center (ADDRESS)	PARCEL 61
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, Tammy G. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberlee A. Buie and Roy L. Ragsdale

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:

BEING Unit No. 16, Building 13, Mill Creek Club Condominium Townhouses, Section 1, Phase 1, as of record in Book 4860, page 11, Register's Office for Davidson County, Tennessee, (known as 16 Sycamore Court) to which Plat reference is hereby made for a more particular description.

TOGETHER WITH EACH and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the Master Deed establishing a Horizontal Property Regime of Mill Creek Club, Phae I, Section I, including the By-Laws thereunto attached, recorded in Book 4887, page 961, Register's Office for Davidson County, Tennessee, including without limitation such elements; said Master Deed has been amended in Book 5000, page 607 and Book 5101, page 809, said Register's Office

Being the same property conveyed to Tammy G. Brown by deed from Martin L. Breger et ux, Rita M. Breger, of record in Book 9567, page 668, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

CONTINUED

unimproved ( )
This is improved (X) property, known as 16 Sycamore Court, Antioch, TN 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 my hand this 5th day of May 19 97

Tammy G. Brown

BOOK 10447 PG 906

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy G. Brown

the bargainor ____ 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 purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 5th day of May, 19 97.

Commission expires 8-24-97

Rhonda J. Uhlenwolt
Notary Public

RHONDA J. UHLENWOLT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

____
Notary Public

8830 05/08 0101 03CHECK 212.50

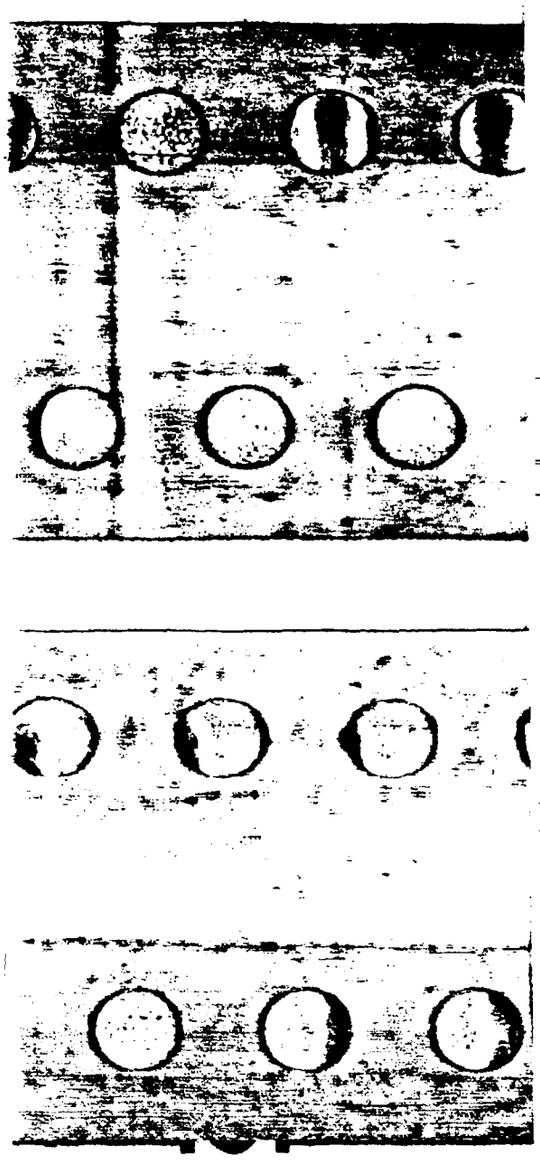
LEGAL DESCRIPTION CONTINUATION

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

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

0302936
IDENTIFICATION REFERENCE

97 MAY -8 AM 10:58
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10447 PG 907

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

05/08/97 01 10:59 0001 8830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302936
IDENTIF. ↑ REFERENCE

97 MAY -8 AM 10:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148885