BOOK 10275 PG 711

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-10-29-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,696.98
Laurel K. Grubbs
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF November 19 96
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIMMY W. GRUBBS (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 162-16-0-A
3 Sycamore Court (ADDRESS)	568 Atrium Drive (ADDRESS)	PARCEL 040CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Vernon Hills, IL 60061 (CITY) (STATE) (ZIP)	FB #05DU-61902

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, ANITA L. HOWERTON WAREING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY W. GRUBBS AND WIFE, LAUREL K. GRUBBS

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:

LAND in Davidson County, Tennessee, being Unit No. 3, Building No. 8, as shown in and described by Plan of Mill Creek Club (now known as Hickoy Hollow Condominiums), a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4887, Page 961, as amended in Book 5000, Page 607, and Book 5101, Page 809, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of addition to Mill Creek Club, Phase I, Section I, Condominium Townhouses, as of record in Book 5050, Page 103, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Anita L. Howerton Wareing, unmarried, by Quitclaim Deed from Granville G. Howerton, a resident of ElPaso Texas, and being filed for record simultaneously herewith.

This conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 3 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 26th day of November 1996

Anita L. Howerton Wareing
ANITA L. HOWERTON WAREING

DCTN01WC

BOOK 10275 PG 712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANITA L. HOWERTON WAREING, UNMARRIED

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 Brentwood, Tennessee, this 26th day of November 19 96.

Commission expires July 24, 1999

Notary Public

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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

My commission expires _____

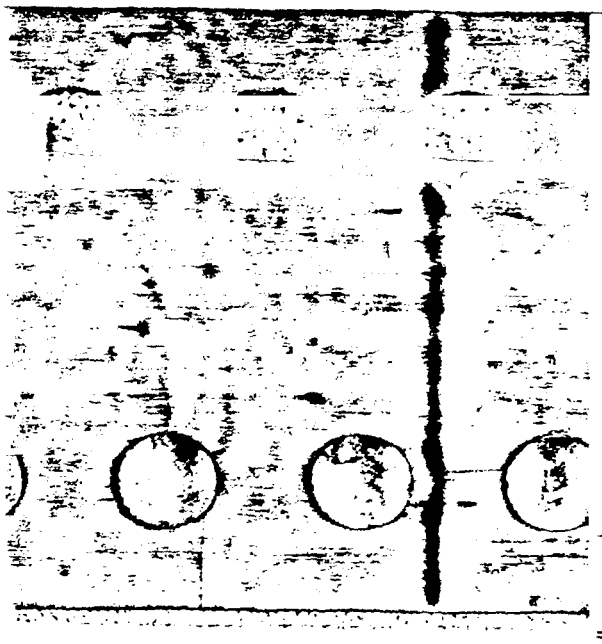
Notary Public

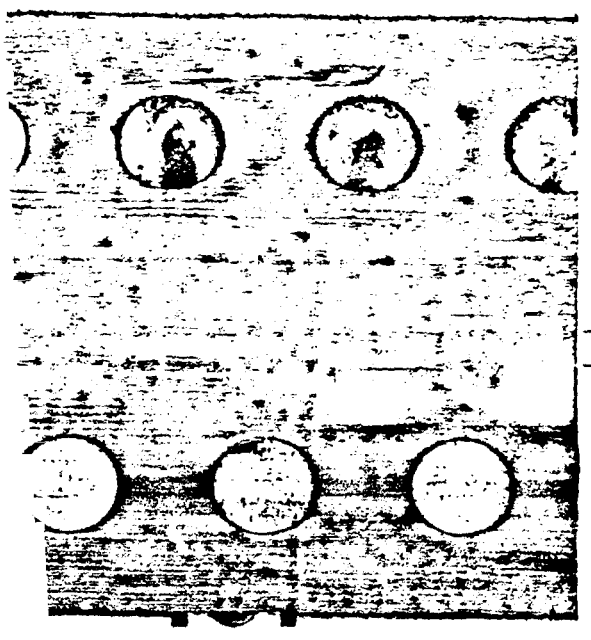
Legal continued from Page 1

thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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 Condominium, Phase I, Section I, (now known as Hickory Hollow Condominiums), of record in Book 4887, Page 961, as amended in Book 5000, Page 607, and Book 5101, Page 809, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of record in Book 4792, Page 725, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantor herein to Singleton Mortgage Corporation, in the original principal amount of $55,800.00, of record in Book 6575, Page 471, Register's Office for Davidson County, Tennessee. Said Deed of Trust was assigned to PNC Mortgage Corp. of America by instrument not of record.

0251288
IDENTIF. ↑ REFERENCE
96 DEC -2 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
0520 12/02 0101 03CHECK 211.38
DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10275 PG 713

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	54696.98
CON TX	202.38
PRFEE	1.00
WDEED	8.00
TOTAL	211.38
CHECK	211.38

12/02/96 01 12:53 0001 0520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251288
IDENTIF. ↑ REFERENCE

96 DEC -2 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093195