BOOK 10770 PG 129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 1/15/01
(AFFIX SEAL)

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

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Ann Braden (NAME)	First Trust Mortgage Company (NAME)	MAP 162-16A
15 Hickory Court (ADDRESS)	6525 Quail Hollow (ADDRESS)	PARCEL 58
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38120 (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, Ellyn Patrice Wells, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol Ann Braden, a single person

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 a part of the Plan of Mill Creek Club, Phase I, SEction 1, (commonly known as Hickory Hollow Condominiums) of record in Book 4860, page 11, said Register's Office, the part thereby conveyed being:

Unit No. 15, Building No. 12, known as 15 Hickory Court, as shown in and described by said Plan.

Being the same property conveyed to Ellyn P. Wells, a single person, by deed from Nelle Young Greulich, a single person, of record in Book 9357, page 507, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of record in Book 4860, page 11, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of Covenants, Conditions and Restrictions including but not limited to assessments, charges and liens, of record in Book 4792, page 725, said Register's Office.

The premises herein insured is a condominium apartment established pursuant to

CONTINUED

unimproved ( )
This is improved (X) property, known as 15 Hickory 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 my hand this 15th day of January 19 98

Ellyn Patrice Wells

Ellyn Patrice Wells

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 Ellyn Patrice Wells, a single person

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 15th day of January 19 98.

Commission expires 11-18-01

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 _____.

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

My commission expires _____

Notary Public

MAIL ENV.

0394040
IDENTIF. # REFERENCE

98 JAN 27 PM 1:06
FELIX P. ... REGISTER
DAVIDSON COUNTY, TN.

6277 01/27 0101 03CHECK 249.

LEGAL DESCRIPTION CONTINUATION

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 of record in Book 4887, page 961 as amended in Book 5000, page 607, and Book 5101, page 809, and By-Laws of record in Book 4887, page 985, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10770 PG 132

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	63900.00
CON TX	236.43
PRFEE	1.00
WDEED	12.00
TOTAL	249.43
CHECK	249.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/27/98 01 13:10 0001 6277

0394040
IDENTIF. # REFERENCE

98 JAN 27 PM 1:06

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1246871