BOOK 10778 PG 13

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $67,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 1998.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Gregory W. Julia	First American Mortgage	Map 162-16-O-A Parcel 71.00CO
5 Hickory Ct	315 Deadrick St	
Antioch, TN 37013	Nashville, TN 37237	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, William E. Allen and wife Maxine Allen and Deborah Kay Allen, joint tenants hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Gregory W. Julia, an unmarred person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 5, in Building No. 15, a Condominium, a Horizontal Property regime, located on said Plan of Mill Creek Condominium, Antioch, Davidson County, Tennessee, and described in a Master Deed recorded in Book 4887, page 961, amended in Book 5000, page 607, and further amended in Book 5101, page 809 and Book 10468, page 653, By-Laws for administration of building of record in Book 4887, page 985 and Book 10468, page 691; Easements, etc., of record in Book 4792, page 725, plat of record Book 4860, page 11 all of which are recorded in the Register's Office for Davidson County, Tennessee, and are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property hereinafter described is vested in William E. Allen and Deborah Kay Allen as joint tenants as recorded in Book 7279, page 855 and re-recorded in Book 7314, page 740.

This conveyance is made subject to the following: 1) Agreement of record in Book 5324, page 214. 2) Deed of conveyance to Homeowner's Association of record in Book 5234, page 265. 3) Declaration of covenants for Mill Creek Club of record in Book 4792, page 725. 4) Charter of Mill Creek Club Homeowners Association, Phase I of record in Book 5000, page 610 and amended in Book 5689, page 502 and Book 8956, page 153. 5) Articles of Merger re: Hickory Hollow Condominiums of record in Book 9150, page 797. 6) All matters shown on Plat recorded in Book 4860, Page 11. 7) The premises herein is a condominium apartment established pursuant to 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 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, reservations, options, burdens, assessments, and other undertakings contained in Master Deed establishing a Horizontal Property Regime of Mill Creek Club, and recorded in Book

4887, Page 961, and amended in Book 5000, page 607 and Book 5101, page 809 and Book 10468, page 653 and articles of merger in Book 9150, page 797 for Hickory Hollow Condominiums Register's Office for DAVIDSON, County, Tennessee. 7) By-Laws of Mill Creek Club of record in Book 4877, Page 985 and amended and restated in Book 10468, page 691. 8) Taxes for the year 1998, and subsequent years, which are not yet due and payable.

This property is improved property known as 5 Hickory Ct Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of January, 1998.

William E. Allen by Deborah K. Allen Atty in fact
William E. Allen

Deborah K. Allen

Maxine Allen by Deborah K. Allen Atty in fact
Maxine Allen
who joins in this conveyance for the sole purpose of conveying any marital interest she may have.

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 Deborah K. Allen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 1998.

Notary Public

My Commission expires: 5/8/99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah K. Allen, with whom I am personally acquainted, and who acknowledged that [s]he is the attorney-in-fact of William E. Allen and Maxine Allen and is authorized by William E. Allen and Maxine Allen to execute this instrument on behalf of William E. Allen and Maxine Allen.

Witness my hand, at Brentwood, Tennessee, this 29th day of January, 1998.

Notary Public

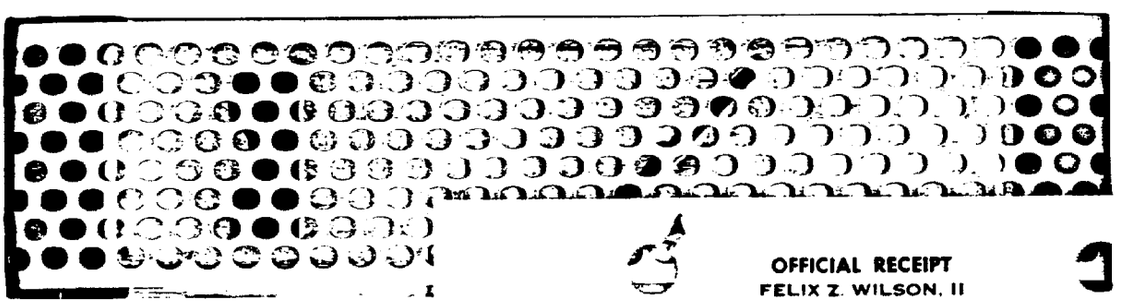
My Commission Expires: 5/8/99

98 JAN 30 PM 3:32
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0395564
IDENTIF. & REFERENCE

RECORDING FEE 20.00
DATA PROCESSING FEE 1.00
MORTGAGE TAX 0.00
TOTAL AMOUNT 21.00
STATE OF TENNESSEE
RECEIPT # 0010102
CHECK

256



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

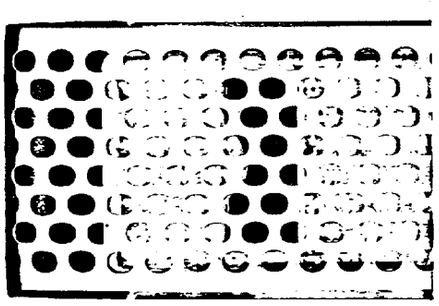
RECEIVED OF _____

FOR _____

DKT 10778 PG 15

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	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	8.00
TOTAL	256.90
CHECK	256.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/98 01 15:40 0001 7905

0395564
IDENTIF. ← REFERENCE

98 JAN 30 PM 3:32

REGISTER
DAVIDSON COUNTY, TN.

No.1248480