Instr:200004250041080 Page: 1 OF 2
REC'D FOR REC 04/25/2000 2:59:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $255.30

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00.

Marianne P Coleman
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of April, 2000.

Notary Public

My Commission Expires: 11-18-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Taryn Kranhold and David Brainard
26 Sycamore Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
162-16-0-A-086.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl O. LeBleu, an unmarried man** hereinafter referred to as Grantors, hereby transfers and conveys to **Taryn Kranhold, unmarried and David Brainard, unmarried** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING a part of the plan of Mill Creek Club, Phase 1, Section 1, as of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, the part hereby conveyed being Unit No. 26, Building No. 18, known as 26 Sycamore Court, as shown and described by said plan, 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, Phase I, Section I, including the By-Laws thereunto attached recorded in Book 4887, Page 961, now known as Hickory Hollow Condominiums pursuant to articles of merger of record in Book 9150, Page 797, Register's Office for said County, including without limitations such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Carl O. LeBleu, unmarried by Warranty Deed from Pamela G. Berridge, unmarried of record in Book 11394, Page 357, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4792, Page 725, as amended in Book 6396, Page 504, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 4887, Page 961, as amended in Book 5000, Page 607, Book 5101, Page 809, and Book 10468, Pae 653, said Register's Office.

HOA Charter of record in Book 5000, Page 610 and Book 5689, Page 502, said Register's Office.

Quitclaim of common area of record in Book 5234, Page 265, said Register's Office.

Agreement of record in Book 5324, Page 214, said Register's Office.

Articles of merger of record in Book 9150, Page 797, said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 26 Sycamore Court, Antioch, Tennessee 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 21st day of April, 2000.

Carl O LeBleu

Carl O. LeBleu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

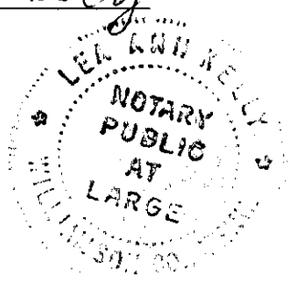
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carl O. LeBleu, an unmarried man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2000.

Notary Public

11·18·01

My Commission Expires



01693-BP