STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of June, 2001.

Notary Public

My Commission Expires: 11-18-01

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 06/06/01 09:10 3pgs
Fees:15.00 Taxes:231.25
20010606-0059071

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth C. Hill Jr.
2 Hickory Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
Kenneth C. Hill, Jr.
2 Hickory Court
Antioch, Tennessee 37013

MAP-PARCEL NUMBERS:
162-16-0-A-074.00CO

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, **Bruce D. Hull** hereinafter referred to as Grantors, hereby transfers and conveys to **Kenneth C. Hill Jr.** 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 I, Section I, as of record in Book 4860, Page 11, Register's Office for Davidson County, Tennessee, the part hereby conveyed being Unit No. 2, Building 15, known as 2 Hickory Court, as shown in 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, Register's Office for said County, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to Bruce D. Hull, by deed from John Hilpl and wife, Norma Dean Hilpl, of record in Instrument No. 2000 100500 98908, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4860, Page 11, Register's Office for Davidson County, Tennessee.

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

Easement for Sewer of record in Book 5373, Page 110, said Register's Office.

Easement for right of way of record in Book 5324, Page 214, said Register's Office.

Quitclaim of Common Area of record in Book 5234, Page 265, said Register's Office.

HOA Charter of record in Book 5000, Page 610, Book 5689, Page 502 and Book 9150, Page 797, said Register's Office.

Any lien for Homeowner's Association Dues, if any.

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 undertaking contained in the Master Deed of record in Book 4887, page 961, Book 5000, page 607, and Book 5101, page 809 Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2001 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 2 Hickory 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 1st day of June, 2001.

Bruce D. Hull

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 Bruce D. Hull, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2001.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR.
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

03163-BW