Davidson County DEEDWARR
Recvd: 07/13/06 12:10 2 pgs
Fees:13.00 Taxes:310.80

20060713-0084569

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2006.

Notary Public
My commission expires: 9-22-07

02-0603-44631

Address of New Owner:	Send Tax Bills to:	Tax Information
James Patton 4 Hickory Court Antioch TN 37013	SAME AS OWNER	162-16-0-A-072.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christine Vilkofsky nka Christine Crowe aka Chris Crowe, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Patton, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, State of Tennessee, being a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, Page 103, Register's Office for said County, the part hereby conveyed being Unit No. 4, Building No. 15, known as 4 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, as amended by instruments of record in Book 5000, Page 607; Book 5101, Page 809; and further amended and restated establishing a Horizontal Property Regime of Hickory Hollow Condominiums of record in Book 10468, Page 653, said Register's Office.

Being the same property conveyed to Christine Vilkofsky by deed from Donald H. Wetzel, dated 6-25-02, of record in Instrument No. 20020702-0079488, Register's Office for Davidson County, Tennessee. Christine Vilkofsky is now known as Christine Crowe having married Rob Crowe, who joins in the execution of this instrument to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4 Hickory Court, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of June, 2006.

Christine Vilkofsky now Crowe

Rob Crowe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christine Vilkofsky now Crowe and Rob Crowe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of June, 2006.

State of Tennessee at Large

My Commission expires 5-22-10

COURTNEY PENNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.