THIS INSTRUMENT PREPARED BY:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
Ronnie Drinks
5 Hickory Court
Antioch, TN 37013

MAP PARCEL NUMBERS
162-16-0A-71.00CO

Davidson County DEEDWARR
Recvd: 07/21/08 13:46 2 pgs
Fees:13.00 Taxes:296.00
20080721-0074606

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of July, **2008**, by and between **A.J. Medlock**, unmarried, party of the first part, and **Ronnie Drinks, unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **$80,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Antioch County of Davidson, State of Tennessee:

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, ECT., 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 THOUGHT COPIED HEREIN.

BEING the same property conveyed to A.J. Medlock, a single woman, by deed from Gregory W. Julia and wife, Selene Julia, of record in Instrument No. 20060926-011917, Register's Office, Davidson County, Tennessee, dated 9/19/06 and recorded 9/26/06.

The above referenced property is also known as 5 Hickory Court, Antioch, Tennessee 37013.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in 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, ECT., OF RECORD IN BOOK 4792, PAGE 725, PLAT OF RECORD BOOK 4860, PAGE 11; DECLARTIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 4792, PAGE 725; CHARTER FOR MILL CREEK CLUB CONDOMINIUM OWNERS ASSOCIATION RECORDED BOOK 5000, PAGE 610, AMENDED IN BOOK 5589, PAGE 502 AND IN BOOK 8956, PAGE 153, AND ARTICLES OF MERGER IN BOOK 9150, PAGE 797; DEED OF CONVEYANCE FOR MILL CREEK CLUB CONDOMINIUM HOMEOWNERS ASSOCIATION IN BOOK 5234, PAGE 265; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

A. J. Medlock

A.J. Medlock

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **A.J. Medlock, unmarried,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th day of July, **2008.**

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY, TENNESSEE

My commission expires 3-7-11

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$80,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of July, **2008.**

NOTARY PUBLIC AT LARGE TISHA C. BALDWIN DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My commission expires: 3-7-11

PROPERTY ADDRESS:
5 Hickory Court
Antioch, TN 37013

Name and address of new owner:
Ronnie Drinks
5 Hickory Court
Antioch, TN 37013