BOOK 4865 PAGE 45

THIS INSTRUMENT PREPARED BY:
GRACEY, MADDIN, COWAN, & BIRD
500 Court Square Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER
BROWN, TERRY P. et ux
Bldg. 32, Unit 216
810 Bellevue Road
Nashville, Tennessee 37221

SEND TAX BILLS:
JOHN W. MURPHREE COMPANY
1 Airways Plaza
1283 Murfreesboro Road
Nashville, Tennessee
37217

MAP-PARCEL NO.
142-6-B-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-Five Thousand One Hundred Forty-Five and No/100 Dollars ($ 25,145.00), the receipt and sufficiency of which is hereby acknowledged, I, James H. Brewer, Trustee, hereinafter referred to as Grantor, have this day bargained and sold, and by these presents do transfer and convey unto the said TERRY P. BROWN and wife, NANETTE BROWN, their , heirs and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

Building 32, Unit 216, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, as recorded in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained therein. Garage space 216G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plat of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

Being part of the same property conveyed to James H. Brewer, Trustee with full power to mortgage, transfer, sell and convey, without joinder of any beneficiary, by deed from Bill C. Dotson and wife, and James H. Brewer and wife, of record in Book 4747, page 384, Register's Office for Davidson County, Tennessee.

This is improved property known as Building 32, Unit 216, "Peppertree", Creekside Meadows Condominiums, 810 Bellevue Road, Nashville, Tennessee, 37221.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns forever, Grantor covenants that he is lawfully seized and possessed of said condominium unit in fee simple, has the right to convey it, and the same is unencumbered, except as follows:

(1) 1974 taxes, which Grantor hereby assumes in full.

(2) All provisions, covenants and restrictions contained in the Master Deed and by the By-Laws of Creekside Meadows Association, Inc., attached to the Master Deed as Exhibit B and recorded in Book 4834, page 257 through 312, Register's Office for Davidson County, Tennessee.

(3) All terms and conditions of the Charter of Creekside Meadows Association, Inc., of record in Corporate Book Volume 0-30, page 370, in the Office of the Secretary of State of the State of Tennessee and recorded in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

(4) All easements and restrictions as set forth on the Plat of Creekside Meadows, of record in Book 4675, page 52, Register's Office for Davidson County, Tennessee, and the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, page 128, through 130, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to said Grantee , their heirs and assigns against the lawful claims of all persons whomsoever.

Grantee by acceptance of this Warranty Deed hereby joins in and accepts and agrees to be bound to the foregoing instruments creating "Peppertree", Creekside Meadows Condominiums and Creekside Meadows Association, Inc. Said Grantee further agrees hereby to pay all assessments provided by the Master Deed creating "Peppertree", Creekside Meadows Condominiums, and the Charter and By-laws of Creekside Meadows Association, Inc., their successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 31 day of October, 1974.

Grantor:

James H. Brewer, Trustee

Grantee :

TERRY P. BROWN

NANETTE BROWN

576757

FEE $.10 TAX REFERENCE
Nov 1 10 03 AM '74
REGISTER
DAVIDSON CO., TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me Edwin E. Wallis, Jr., a Notary Public in and for said County and State, the within named James H. Brewer, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument [Warranty Deed] for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October 1974.

NOTARY PUBLIC

My Commission Expires: 4-27-76

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me Edwin E. Wallis, Jr., a Notary Public in and for said County and State, the within named TERRY P. BROWN and wife, NANETTE BROWN, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument [Warranty Deed] for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October 1974.

Edwin E. Wallis

NOTARY PUBLIC

My Commission Expires: 4-27-76

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,145.00.

Affiant

Subscribed to and sworn before me this 31st day of October 1974.

Edwin E. Wallis

NOTARY PUBLIC

My Commission Expires: 4-27-76

EDWIN E. WALLIS JR. NOTARY PUBLIC AT LARGE

NOV-12 CONV 25,145.00
NOV-12 S'TAX A* 65.25
NOV-12 PR'FEE A* .50
NOV-12 M'DEED A* 6.00 * 71.76