ADDRESS NEW OWNER: SEND TAX BILLS:

map 142-6-A-31
+ par 1

James H. Brewer, Trustee
600 42nd Avenue, North
Nashville, Tennessee, 37209

Same

BOOK 4911 PAGE 3

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $24,000.00.

James H. Brewer
Affiant

Subscribed and sworn to before me this 7th day of May, 1975.

Notary Public

My Commission expires: 4-27-76

EDWIN HALL, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100ths Dollars, ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, We, Lloyd S. Martin and wife, Lottie M. Martin, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto James H. Brewer, Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary, his successors and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

Building 59, Unit 312 "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 etseq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, as recorded in Book 4675, page 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 213G 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, page 128 through 130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

Being the same property conveyed to Lloyd S. Martin and wife, Lottie M. Martin by deed from James H. Brewer, Trustee of record in Book 4850, page 24, Register's Office for Davidson County, Tennessee.

This is improved property known as Building 59, Unit 312, "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, his successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said condominium unit in fee simple, have

the right to convey it, and the same is unencumbered, except as follows:

(1) 1975 taxes, which Grantee hereby assumes in full.

(2) All provisions, convenants 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.

Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his successors and assigns against the lawful claims of all persons whomsoever, holding through or under Grantors.

IN WITNESS WHEREOF, the parties have executed this Special Warranty Deed on this 2ND, day of May, 1975.

C97540

IDENTIF. REFERENCE

MAY 8 2 12 PM '75

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

Grantors:

Lloyd S. Martin

Lloyd S. Martin

Lottie M. Martin

Lottie M. Martin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me John R. Parker, a Notary Public in and for said County and State, the within named Lloyd S. Martin and wife, Lottie M. Martin, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of May, 1975.

John R. Parker

Notary Public

JOHN R. PARKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:

May 16, 1976

MAY-8 CONV 24,500.00
MAY-8 S'TAX A* 63.70
MAY-8 PBTFEE A* .50
MAY-8 MDEED A* 4.00 * 68.20