THIS INSTRUMENT PREPARED BY:
MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

BOOK 5094 PAGE 340

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorelei N. Grubbs	John W. Murphree Company	Map 142-6-A-150
Bldg 13 (NAME: Unit 150 810 Bellevue Road	(NAME: 1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee- 37221	(STREET ADDRESS) Nashville, Tennessee-37217	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the sufficiency and receipt of which is hereby acknowledged,

ROBERT H. VAN DYKE, II and wife, PAMELA VAN DYKE

hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto the said LORELEI N. GRUBBS, her heirs and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

BUILDING 13, Unit 150, "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 150G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plan 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 all the same property conveyed to Robert H. Van Dyke, II and wife, Pamlea Van Dyke, by deed from James H. Brewer, Trustee, of record in Book 4900, page 902, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Tennessee Housing Development Agency, of record in Book 4900, page 905, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

This is improved property known as Building 13, Unit 150, "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 belonging to said Grantee, her heirs 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) 1976 taxes, which Grantee 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 Mas ter 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.

(5) Deed of Trust to Tennessee Housing Development Agency, of record in Book 4900, page 905, Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs and assigns, to warranty and forever defend the title to said real estate to the said Grantee, her 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 6TH day of December, 1976.

GRANTORS:

Robert H. Van Dyke, II

Pamela Van Dyke

GRANTEE:

Lorelei N. Grubbs

BOOK 5094

IDENTIF. REFERENCE

DEC 7 10 58 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5434 PAGE 362

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Marbut G. Gaston, Jr., a Notary Public in and for said County and State, the within named Robert H. Van Dyke, II and wife, Pamela Van Dyke, Grantors, and Lorelei N. Grubbs, Grantee, 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 6th day of December, 1976.

Marbut G. Gaston
Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-29-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $24,900.00.00

Betty G. Freeman
Affiant

Subscribed and sworn to before me this the 6th day of December, 1976.

Marbut G. Gaston
Notary Public

My Commission Expires: 5-29-77

MARBUT GLENN GASTON, JR. NOTARY PUBLIC

DEC-76	CONV	24,900.00			
DEC-76 S'TAX			B*	64.74	
DEC-76 PR'FEE			B*	.50	
DEC-76	W'DEED		B*	6.00	* 71.24