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

WARRANTY DEED

BOOK 5102 PAGE 213

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RALPH L. POOLE	JOHN W. MURPHREE COMPANY	Map 142-6-A
810 Bellevue (NAME) Road Unit 165 Bldg.17	(NAME) 1283 Murfreesboro Road	Par 165
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee-37221	(STREET ADDRESS) Nashville, Tennessee - 37217	9D-67065
(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,

PHILIP M. MATTINGLY, and wife, NANCY M. MATTINGLY

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

> BUILDING 17, Unit 165, "Peppertree", Creekside Meadows Condominiums, as established by the Master Deed of record in Book 4834, page 257, Register's Office of Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on the Plan 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 thirteenth (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 165 G 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, Tenn., are included for the exclusive use of the grantee.
>
> BEING all the same property conveyed to Philip M. Mattingly and wife, Nancy M. Mattingly by deed from James H. Brewer, Trustee, of record in Book 4907, page 517, 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 John W. Murphree Company, of record in Book 4907, page 520, 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 Grantee.
>
> This is improved property known as Building 17, Unit 165, "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, his 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) 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, pages 257 through 312, Register's Office for Davidson County, Tennessee.

(2) 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.

(3) All easements and restrictions as set forth on the Plan 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.

(4) Deed of Trust to John W. Murphree Company, of record in Book 4907, page 520, 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, his 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 30th day of December, 1976.

GRANTORS:

Philip M. Mattingly

Nancy M. Mattingly

GRANTEE:

Ralph L. Poole

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, MARBUT GLENN GASTON, JR., A Notary Public in and for said County and State, the within named PHILIP M. MATTINGLY and wife, NANCY M. MATTINGLY, GRANTORS, and RALPH L. POOLE, 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 30th day of December, 1976.

Notary Public

My Commission Expires: 5-29-77

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $24,074.19.

Affiant

Subscribed and sworn to before me this the 30th day of December, 1976.

Notary Public

My Commission Expires: 5-29-77

D 83519

TENNESSEE REFERENCE

JAN 3 10 02 AM '77

REGISTER

JAN-37	CONV	24,074.19			
JAN-37	S'TAX		B*	62.66	
JAN-37	FR'FEE		B*	.50	
JAN-37	W'DEED		B*	6.00	* 69.16