prepared by Maint Glen Oak Mtg

WARRANTY DEED BOOK 5127 PAGE 544

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS:
Mike J. Tschida, and wife	The Bellevue Company	142-6A-189
Barrel Springs Rd., Rt. 3	Box 225, 810 Bellevue Rd.	" 190
Franklin, Tn. 37064	Nashville, Tn. 37221	" 191

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

THE PEPPERTREE COMPANY, A Tennessee Limited Partnership hereinafter referred to as Grantor, has this day bargained and sold, and by these presents do transfer and convey unto, Mike J. Tschida and wife, Diane M.Tschida their heirs and assigns, hereinafter referred to as Grantee(s), a certain condominium unit(s) in Davidson County, Tennessee, described as follows:

BUILDING 25, unit(s) 189, 190, 191, and xxx, "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 642701 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 onetwo 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 fro Davidson County, TEnnessee, and subject to all the terms, conditions and restrictions contained therein. Garage spaces(s) 189G-1, 189G-2, and 190G and 191G the other limited common elements as provided by the Master Deed inBook 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 part of the same property conveyed to the Peppertree Company, a limited partnership, by deed of record in Book 5052, page 951 Register's Office for Davidson County, Tennessee.

This is improved property known as Building 25, Unit(s) 189, 191, xxx, and 190, "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(s), their heirs and assigns forever, Grantor covenant that they are lawfully seized and possessed of said condominium unit(s) in fee simple, have the right to convey it, and the same is unencumbered, except as follows:

(1) 1977 taxes, which Grantee(s) 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 Exhibite B and recorded in Book 4834, page 257 through 312, as amended of record in Book 4984, page 174 and Book 5045, page 800, all as of record in the 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, or 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) Title to that portion of the premises located within the bounds of any roads or highways.

(6) Deed of Trust in favor of the John W. Murphy Company, A Tennessee Corporation in the amount of One Million Five Hundred Thousand Dollars ($1,500,000.00) as of record in Book 5052, page 955 Register's Office for Davidson County, Tennessee, subject to the terms and conditions as therein specified. Which Grantee(s) do not assume but take subject to, but where Grantor agrees to pay in full according to the terms and conditions contained therein.

(7) Deed of Trust in favor of the John W. Murphy Company in the amount of One Million Dollars ($1,000,000.00) as of record in Book 5052, page 960 Register's Office for Davidson County, Tennessee, subject to the terms and conditions as therein specified. Which Grantee(s) do not assume but take subject to , but where Grantor Agrees to pay in full according to the terms and conditions contained therein.

(8) ~~The Grantor herein expressly reserves the voting rights for the Creekside Meadows Association, Inc., until July 1, 1983, and said Grantee(s) expressly understand and agree to such assignment of voting rights until said date.~~ Omit this section (8)

GC Hester
Carl Hester

Grantor further covenant and bind him self, his heirs and assigns, to warranty and forever defend the title to said realestate to the said Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

Grantee(s) 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(s) 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. (The said Provisions being above referenced and incorporated herein the same as if having been copied

herein verbatum). ~~Conditioned upon the limitation of voting rights as contained in No. 8 above.~~

Whenever used the singular shall mean the plural, the plural the singular, and gender shall appropriately apply to provide the adequate meaning herein.

IN WITNESS WHEROF, the parties have executed this Warranty Deed on this 14TH day of MARCH, 1977.

Carl Hester

Carl Hester, Vice President

GRANTOR:
THE PEPPERTREE COMPANY, A Tennessee Limited Partnership with the Bellevue Company A Tennessee Corporation as General Partner

BELLEVUE COMPANY
By:

Carl Batson

Carl Batson, President

GRANTEE(S):

Mike J. Tschida

Mike J. Tschida

MAR24F CONV 77650.00
MAR24F ST. 201.76
50
PF 8.00 210.26
MAR24F WD

Diane M. Tschida

Diane M. Tschida

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $77,650.00.

Mike J. Tschida

Affiant

Subscribed and sworn to before me this 14TH day of MARCH, 1977.

Notary Public

My commission expires: 1-19-81

J. T. GASTON, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

095283

IDENTIF. REFERENCE

MAR 24 12 46 PM '77

REGISTER DAVIDSON COUNTY, TENN.

ACKNOWLEDGEMENT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, personally appeared Carl Batson and Carl Hester with whom I am personally acquainted, and who, upon their respective oaths, acknowledge themselves to be the President and Vice President, respectively of The Bellevue Company, a corporation and general partner of the Peppertree Company, a limited partnership and the within named bargainor, and that they as such President & Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such corporation by the said Carl Batson and Carl Hester as such President and Vice President, respectively.

Witness my hand and official seal at office in Nashville, Tennessee, this 14th day of March, 1977.

Marbut Glenn Gaston
Notary Public

My commission expries: 1-1981

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Marbut Glenn Gaston, a Notary Public in and for said County and State, personally appeared Mike J. Tschida and wife, Diane M. Tschida the within named bargainor(s), with whom I am personally aquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 14 th day of March, 1977.

Marbut Glenn Gaston
Notary Public

My commission expires: 1-19-81