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THIS INSTRUMENT PREPARED BY:
LOUISE ROCKER FONTECCHIO,
ATTORNEY AT LAW
810 Bellevue Road, #178
Nashville, Tennessee 37221

ADDRESS NEW OWNER
RONALD J. & LOUISE R. FONTECCHIO
Bldg. 21, Unit 178
810 Bellevue Road
Nashville, Tennessee 37221

SEND TAX BILLS:
THIRD NATIONAL MORTGAGE CO.
P. O. Box 2628
5th Floor
Third National Bank Bldg.
Nashville, Tennessee 37219

MAP-PARCEL NO.
142-6-A-177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty-six Thousand Two Hundred Fifty Six and 91/100 Dollars ($26,256.91), the receipt and sufficiency of which is hereby acknowledged, I, Henry E. McGuire, Jr., a single man, hereinafter referred to as Grantor, have this day bargained and sold, and by these presents do transfer and convey unto the said Ronald J. and Louise R. Fontecchio, their heirs and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

Building 21, Unit 177, "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 177G 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.

Being the same property conveyed to Henry E. McGuire, Jr., a single man, by deed from James H. Brewer, Trustee, of record in Book 4849, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as Building 21, Unit 177, "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) 1977 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 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.

(5) A mortgage in the amount of twenty-six thousand two hundred fifty six and 91/100 dollars ($26,256.91) secured by a deed of trust executed September 3, 1974 by and between Henry E. McGuire, Jr. and John W. Murphree, trustee, of record in Book 4849, page 25, 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.

Grantee further agrees hereby to assume the existing mortgage on said property owed by the Grantor, to pay all payments on the said mortgage as they become due, and to hold the Grantor harmless for any default in the payment of the said mortgage.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 10 day of MAY, 1977.

Grantor:

Henry E. McGuire, Jr.

Grantee:

Ronald J. Fontecchio

Louise R. Fontecchio

STATE OF Washington

COUNTY OF Benton

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Before me Lucille J. Hylbak, a Notary Public in and for said County and State, the within named Henry E. McGuire, Jr., 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 Richland, Washington this 10th day of May, 1977.

Lucille J Hylbak
NOTARY PUBLIC

My Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me [illegible], a Notary Public in and for said County and State, the within named Ronald J. and Louise R. Fontecchio, the bargainors, 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 19th day of May, 1977.

[illegible]
NOTARY PUBLIC

My Commission Expires 11-2-77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $26,256.91.

Ronald J. Fontecchio
Affiant

Subscribed to and sworn before me this 19th day of May, 1977.

[illegible]
NOTARY PUBLIC

My Commission Expires [illegible]

MAY 19 '77 REGISTER'S FEE

MAY 197	CONV	26,256.91			
MAY 197	STAX		B*	69.39	
MAY 197	RFEE		B*	.50	
MAY 197	MDEED		B*	6.00	* 74.88