PARTY RESPONSIBLE FOR TAXES:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tennessee 37219

BOOK 5154 PAGE 977

mail
This instrument prepared by:
John H. Henderson, Jr., Attorney
Public Square, Franklin, Tennessee

142-6-A
161 PW

WARRANTY DEED

FOR AND IN CONSIDERATION of assumption and agreement to pay of the grantees of the unpaid balance of that certain promissory installment note dated November 12, 1974, in the original principal sum of Twenty-Three Thousand Six Hundred ($23,600.00) Dollars, made payable to the order of John W. Murphree Company, and due and payable according to the tenor and conditions thereof, the balance of which indebtedness has been paid down to Twenty-Three Thousand One Hundred Eighty-Eight and 52/100 ($23,188.52) Dollars, and which promissory installment note is secured by deed of trust from William T. O'Donnell and wife, Julia R. O'Donnell, to John W. Murphree, Trustee, dated November 12, 1974, of record in Book 4867, page 739, Register's Office of Davidson County, Tennessee; and to secure the payment of which trust deed indebtedness a vendor's lien is expressly retained on the hereinafter described property, we, WILLIAM T. O'DONNELL and wife, JULIA R. O'DONNELL, have this day bargained and sold and do hereby transfer and convey unto PASQUALE J. PERAGINO and wife, ANN T. PERAGINO, their heirs and assigns, that certain condominium unit in Davidson County, Tennessee, described as follows:

> Building 16, Unit 161, "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 161G 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 the same property conveyed to William T. O'Donnell and wife, Julia R. O'Donnell, by deed of James H. Brewer, Trustee, dated November 12, 1974, of record in Book 4867, page 736, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the appurtenances, estate, title and interest thereto belonging, to the said Pasquale J. Peragino and wife, Ann T. Peragino, their heirs and assigns, forever.

AND WE COVENANT with the said Pasquale J. Peragino and wife, Ann T. Peragino, that we are lawfully seized and possessed of said condominium unit in fee simple, have a good right to convey it and that it is unencumbered except as follows:

1. 1977 taxes, which the grantees hereby assume 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, pages 257 through 312, Register's Office of Davidson County, Tennessee, as amended by instruments of record in Book 4984, page 174, and in Book 5045, page 800, said Register's Office.

3. All terms and conditions of the Charter of Creekside Meadows Association, Inc., of record in Corporate Book Volume O-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 of 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 of Davidson County, Tennessee, and the Plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, said Register's Office.

AND WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to the said Pasquale J. Peragino and wife, Ann T. Peragino, their heirs and assigns, against the lawful claims of all persons, whomsoever.

POSSESSION of the above described real estate will be given by the grantors to the grantees on or before the 17th day of June, 1977.

Grantees, by acceptance of this warranty deed, hereby join in and accept to be bound to the foregoing instruments creating "Peppertree", Creekside Meadows Condominiums and Creekside Meadows Association, Inc., and the amendments thereto. Said grantees further agree hereby to pay all assessments provided by the Master Deed, creating "Peppertree", Creekside Meadows Condominiums, as amended, and the Charter and By-Laws of Creekside Meadows Association, Inc., their successors and assigns.

WITNESS OUR HANDS, on this the 2nd day of June, 1977.

William T. O'Donnell

Julia R. O'Donnell

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, John W. Henderson, Jr., a Notary Public in and for said State and County, William T. O'Donnell and wife, Julia R. O'Donnell, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 2nd day of June, 1977.

John W. Henderson, Jr.
Notary Public

(SEAL)

My commission expires:

July 21, 1980.

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $23,188.52.

Sworn to and subscribed before me, on this the 2nd day of June, 1977.

John W. Henderson, Jr.
Notary Public

(SEAL)

My commission expires:

July 21, 1980.

IDENTIF. REFERENCE

FEE PAID DAVIDSON COUNTY REGISTER
JUN 3 2 59 PM '77

E07211

JUN-3? CONV 23,188.52
JUN-3? STATE TAX 6* 60.32
JUN-3? FEE 6* .50
JUN-3? DEED 6* 6.00 * 66.82