This instrument prepared by:
Charles F. Frazier
200 Court Square Building
Nashville, Tn. 37201

Send Tax Bills to:
Third National Mortgage Company
P. O. Box 2628
Nashville, Tn. 37219

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Map 42-4-A Par 161

WARRANTY DEED

FOR AND IN CONSIDERATION of assumption and agreement to pay of the grantee 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 Ten and 25/100 ($23,110.25) 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, PASQUALE J. PERAGINO and wife, ANN T. PERAGINO, have this day bargained and sold and do hereby transfer and convey unto SHERI G. HARRIS, an unmarried person, her 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 Pasquale J. Peragino and wife, Ann T. Peragino, by deed from William T. O'Donnell and wife, Julia R. O'Donnell, dated June 2, 1977, of record in Book 5154, page 977, 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 SHERI G. HARRIS, her heirs and assigns, forever.

AND WE COVENANT with the said SHERI G. HARRIS, 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:

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1. 1977 taxes, which the 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, 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 Volumn 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 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 SHERI G. HARRIS, her 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 grantee on or before the 15th day of November, 1977.

Grantee, by acceptance of this warranty deed, hereby join in and accepts to be bound to the foregoing instruments creating "Peppertree", Creekside Meadows Condominiums and Creekside Meadows Association, Inc., and the amendments thereto. Said grantee 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 NAMES, on this the 15th day of November, 1977.

Address new owner:
Unit 121, Peppertree

Pasquale J. Peragino
PASQUALE J. PERAGINO

Ann T. Peragino
ANN T. PERAGINO

FILED NOV 16 '77 AM 10:30
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
REFERENCE

NOV16'77 CONV 25,500.00
NOV16'77 S'TAX B* 66.30
NOV16'77 PR'FEE B* .50
NOV16'77 W'DEED B* 4.00 * 70.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, June Armstrong, a Notary Public in and for said State and County, Pasquale J. Pegagino and Ann T. Peraginow 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 Nashville, Tennessee, on this the 15th day of November, 1977.

June Armstrong
Notary Public

NOTARY PUBLIC ★ JUNE ARMSTRONG ★ DAVIDSON COUNTY

My commission expires:
October 18, 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $25,500.00.

Ann T. Peragino

NOTARY PUBLIC ★ JUNE ARMSTRONG ★ DAVIDSON COUNTY

Sworn to and subscribed before me, on this the 15th day of November, 1977.

June Armstrong
Notary Public

My commission expires: 10-18-81