This Instrument prepared by:
John W. Kelley, Attorney
23rd Flr. L & C Tower
Nashville, TN. 37203

BOOK 5227 PAGE 246

Mail

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL NO.
HORTENSE C. MEDLIN Bldg. 29, Unit 203 810 Bellevue Road Nashville, Tennessee 37221	JOHN W. MURPHREE COMPANY 1 Airways Plaza 1283 Murfreesboro Road Nashville, Tennessee 37217	142-6-B-203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-FIVE THOUSAND ONE HUNDRED FIFTY-ONE AND 62/100**** Dollars ($25,151.62), the receipt and sufficiency of which is hereby acknowledged, we, James R. Eakes and Ray Martin, both unmarried, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto the said Hortense C. Medlin, her heirs and assigns, hereinafter referred to as Grantee, a certain condominium unit in Davidson County, Tennessee, described as follows:

Building 29, Unit 203, "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 203G 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 Grantee.

Being the same property conveyed to James R. Eakes and Ray Martin, both unmarried, by deed from James H. Brewer, Trustee with full power to mortgage, transfer, sell and convey, without joinder of any beneficiary, of record in Book 4864, page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as Building 29, Unit 203, "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, her 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) 1977 taxes, which Grantee hereby assumes in full.

(2) A note dated October 28, 1974 in the original principal sum of $25,650.00, payable to John W. Murphree Company, according to the terms and conditions thereof with interest as set forth therein and being secured by a deed of trust executed by

James R. Eakes and Ray Martin, both unmarried, to John W. Murphree, Trustee, of record in Book 4864, page 47.

(3) 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.

(4) 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 for Davidson County, Tennessee.

(5) 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.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her 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 22 day of November, 1977.

Grantors:

James R. Eakes

James R. Eakes

Ray Martin

Ray Martin

Grantee:

Hortense C. Medlin

Hortense C. Medlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Douglas A. Brau, a Notary Public in and for the County and State aforesaid, the within named James R. Eakes and Ray Martin, 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 22 day of November, 1977.

Douglas A. Brau

Notary Public

My commission expires: 4-23-78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,151.62. Thomas C McClain

Sworn to and subscribed before me this 22 day of November, 1977.

Notary Public

My Commission expires: 4-23-78

IDENTIF. REFERENCE
Nov 28 3 42 PM '77
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

F 38985.

This instrument prepared by John W. Kelley, Attorney, 23rd Floor L & C Tower, Nashville, Tennessee, upon information furnished by the parties herein.

11/28/77 CONV 25,151.62 B* 65.52
11/28/77 S'TAX B* .50
11/28/77 PR'FEE B* 6.00 * 72.02
11/28/77 W'DEED