FORM NO. WD-1

This instrument prepared by:
WILLIAM H. NORRIS, ATTORNEY
807 AMerican Trust Bldg.
Nashville, TN 37201

BOOK 5250 PAGE 879

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,197.24

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 1978.

Notary Public:

MY COMMISSION EXPIRES: 9-27-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM H. NORRIS, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SADIE KOZAK et al	Third National Mortgage Co.	142-6-A
Bldg. 22, Unit 182 (NAME)	(NAME)	
810 Bellevue Road	P. O. Box 2628	182
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, TN 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEFF SEGAR and wife, KATHLEEN SUSAN SEGAR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SADIE KOZAK, a one-half (1/2) undivided interest and to DAVID C. KOZAK, a one-half (1/2) undivided interest as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A CERTAIN condominium unit in Davidson County, Tennessee, described as follows: Building 22, Unit 182, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, Register's Office for said County, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, of record 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 said County, and subject to all the terms, conditions and restrictions contained therein. Garage space 182G 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 Jeff Segar and wife, Kathleen Susan Segar by deed from James E. Jeffers, Jr. and wife, Deborah Jeffers, of record in Book 5204, page 480, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4846, page 594, said Register's Office.

This property is unencumbered except as stated herein and as follows:
1. 1978 taxes, a lien, but not yet due and payable.

This is unimproved ( ) improved (X) property, known as Bldg. 22, Unit 182, "Peppertree", 810 Bellevue Road (House Number) (Street) (P. O. Address) Nashville, TN 37221 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 8th day of February, 19 78

x _____ x _____

JEFF SEGAR KATHLEEN SUSAN SEGAR

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeff Segar and wife, Kathleen Susan Segar

the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 1978

Commission expires 9-27-81

Jeanie A. Boyd
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JEFF SEGAR AND WIFE, KATHLEEN SUSAN SEGAR

TO SADIE KOZAK AND DAVID C. KOZAK

E 49645

FEB 8 2 02 PM '78

FELIX E. WILSON JR. REGISTER DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-8-78 CONV 27,197.24
FEB-8-78 S'TAX B* 70.72
FEB-8-78 PR'FEE B* .50
FEB-8-78 W'DEED B* 4.00 * 75.22

File By 9

CONTINUED FROM PAGE 1

2. All provisions, covenants and restrictions contained in the Master Deed and 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 for Davidson County, Tennessee.
3. All terms and conditions of the Charter of Creekside Meadows Association, 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' 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 said County and the Plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for said County.

GRANTEES agree by acceptance of this Warranty Deed to be bound by the foregoing instruments and further agree to pay all assessments provided by the Master Deed, and the Charter and By-laws of Creekside Meadows Association, Inc., their successors and assigns.