Sandi Champion

Re-Record

This Form furnished by Attorneys Title Company, Inc.

BOOK 5310 PAGE 773 Form No. WD-2

FROM

James T. Patterson and wife,

Mary Frances Patterson

TO

Sandi Champion

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

BOOK 5279 PAGE 955

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandi Champion (NAME)	Third National Mortgage Company (NAME)	142-6B-205
Bldg. 29 - Unit 205	Third National Bank Building (STREET ADDRESS)	
810 Bellevue Road (STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenne-see 37219 (CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 3 8 40 AM '78

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

E 52869

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 26,855.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1978

Notary Public

MY COMMISSION EXPIRES: 10-8-79

(AFFIX SEAL)

JUL 13 78 MISC B* 6.00 * 6.00

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by James H. McGehee, single to John W. Murphree, Trustee, of record in Book 4846, page 587, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee.

We, James T. Patterson and wife, Mary Frances Patterson

have bargained and sold, and by these presents do transfer and convey unto the said

Sandi Champion

her 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 29, Unit 205, "Peppertree", Creekside Meadows Condominiums as established by Master Deed of record in Book 4835, page 257, Register's Office for Davidson County, Tennessee, and amended in Book 4984, page 174, Book 5045, page 800, and Book 5086, page 80, and Book 5259, page 5, 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, Tenne-see, 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, as amended in Book 4984, page 174, and Book 5045, page 800, and Book 5086, page 80, and Book 5259 page 5, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained therein. Garage Space 205G and the other limited common elements as provided by the Master Deed in Book 4834, page 257

and amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, 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 James T. Patterson and wife Mary Frances Patterson, by deed from James H. McGehee and wife, Vera O. McGehee, of record in Book 5273, page 39, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, reservations, covenants, restrictions, options, burdens, assessments, and liens, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime known as "Peppertree", Creekside Meadows Condominiums, of record in Book 4834, pages 257-302, and amended in Book 4984, page 174, and Book 5045, page 800, and Book 5086, page 80, and Book 5259, page 5, and is further subject to the By-Laws of "Peppertree" Creekside Meadows Condominiums, appended to said Master Deed and recorded in Book 4834, page 297, Register's Office for Davidson County, Tennessee, also subject to the easements and setback lines shown on the Plan of record in Book 4675, page 128-130, Register's Office for Davidson County, Tennessee.

2. All terms and conditions of the Charter of Creekside Meadows Association, Inc. of record in Corporation 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.

R-Rich'd

BOOK 5310 PAGE 775

WD-2

BOOK 5279 PAGE 966

This is {unimproved / improved (X)} property, known as Bldg. 29, Unit 205, 810 Bellevue Road Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sandi Champion her heirs and assigns, forever.

And we do covenant with the said Sandi Champion 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, except as set out herein and taxes for 1978, which have been prorated and assumed by the grantee.

And we, James T. Patterson and wife, Mary Frances Patterson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Sandi Champion her heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 22nd day of April, 19 78

James T. Patterson

Mary Frances Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Patterson and wife, Mary Frances Patterson 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 22nd day of April, 19 78.

ALTHEA W. HATFIELD NOTARY PUBLIC DAVIDSON CO. TENNESSEE

Althea W Hatfield, Notary Public.

Commission expires 10-8-79

MAY-3RD CONV 26,855.17
MAY-3RD S'TAX B* 69.94
MAY-3RD PR'FEE B* .50
MAY-3RD W'DEED B* 4.00 * 74.44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires

E7.6.4.9.4.

IDENTIF. REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
JUN 13 12 4 PM '78