This Instrument Prepared by:

H. Stanley Allen, Jr.
WEST, JENNINGS & ALLEN
21st Floor, L & C Tower
Nashville, Tennessee 37219

Send Tax Bills To:

Third National Mortgage Co.
P. O. Box 2628
Nashville, Tennessee 37219

MAP-142-6-A
PAR-161

WARRANTY DEED

BOOK 5336 PAGE 496

FOR AND IN CONSIDERATION of ten ($10.00) dollars and other good and valuable consideration and the agreement of Grantee to assume and pay the unpaid balance of a 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, being secured by a 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, I, Sheri G. Harris, an unmarried person, have this day bargained and sold and do hereby transfer and convey unto Allyson C. Clements, 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 Sheri G. Harris by deed from Pasquale J. Peragino, et ux, by deed of record in Book 5223, page 57, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the appurtenances, estate title and interest thereto belonging, to the said Allyson C. Clements, her heirs and assigns, forever.

AND WE COVENANT with the said Allyson C. Clements, 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. 1978 taxes, which the grantee hereby assumes in full

2. All provisions, convenants 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 Allyson C. Clements, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantee, by acceptance of this warranty deed, hereby joins 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 agrees hereby to pay all assessments provided by the Master Deed, creating "Peppertree", Creekside Meadows Condominiums, as amended, and the Charter and the By-Laws of Creekside Meadows Association, Inc.,their successors and assigns.

WITNESS MY NAME, at Nashville, Tennessee, on this the 7th day of September, 1978.

Sheri G. Harris
SHERI G. HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. Stanley Allen, Jr. a Notary Public in and for said State and County, Sheri G. Harris, an unmarried person, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of September, 1978.

H. Stanley Allen, Jr.
Notary Public

H. STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires: 5/25/79

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $27,944.40.

Sheri G. Harris
SHERI G. HARRIS

Sworn to and subscribed before me, this the 7th day of September, 1978.

W. Stanley Allen, Jr.
Notary Public

Commission expries: 8/25/79

STANLEY ALLEN, JR. NOTARY PUBLIC DAVIDSON CO. TENN.

E 8 8 0 4 0

IDENTIF. REFERENCE

SEP 12 11 09 AM '78

FELIX Z. HAYNES REGISTER
DAVIDSON COUNTY, TENN.

SEP 12 78	CONV	27,944.40				
SEP 12 78 S'TAX			B*	72.54		
SEP 12 78 PR'FEE			B*	.50		
SEP 12 78	W'DEED		B*	6.00	*	79.04