7320 03/06 85.00- CASH

THIS INSTRUMENT PREPARED BY:
LOUISE ROCKER FONTECCHIO,
ATTORNEY AT LAW
813 Stirrup Drive
Nashville, Tennessee 37221

ADDRESS NEW OWNER
ANDERSON L. & MARY G. WALLACE
Bldg. 21, Unit 177
810 Bellevue Road
Nashville, Tennessee 37221

SEND TAX BILLS:
THIRD NATIONAL MORTAGE CO.
P. O. Box 2628
5th Floor
Third National Bank Bldg.
Nashville, Tennessee 37219

MAP-PARCEL NO.
142-6-A-177

WARRANTY DEED

BOOK 5402 PAGE 950

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Five Hundred Dollars ($30,500.00), the receipt and sufficiency of which is hereby acknowledged, we, Ronald J. and Louise R. Fontecchio, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do transfer and convey unto the said Anderson L. and Mary G. Wallace, their heirs and assigns, hereinafter referred to as Grantees, a certain condominium unit in Davidson County, Tennessee, described as follows:

Building 21, Unit 177, "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 177G 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 Grantees.

Being part of the same property conveyed to James H. Brewer, Trustee with full power to mortgage, transfer, sell and convey, without joinder of any beneficiary, by deed from Bill C. Dotson and wife, and James H. Brewer and wife, of record in Book 4747, page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry E. McGuire, Jr., a single man, by deed from James H. Brewer, Trustee, of record in Book 4849, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald J. and Louise R. Fontecchio, by deed from Henry E. McGuire, Jr., of record in Book 5149, page 121, Register's Office for Davidson County, Tennessee.

This is imporved property known as Building 21, Unit 177, "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 Grantees, their heirs and assigns forever, Grantors covenants that he is lawfully seized and possessed of said condominium unit in fee simple, has the right to convey it, and the same is unencumbered, except as follows:

(1) 1979 taxes, which Grantees hereby assume 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, page 257 through 312, Register's Office for Davidson County, Tennessee. BOOK 5402 PAGE 951

(3) All terms and conditions of the Charter of Creekside Meadows Association, Inc., 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's 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 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.

(5) A mortgage in the amount of twenty-four thousand six hundred seventy-seven and 90/100 dollars ($24,677.90) secured by a deed of trust executed September 3, 1974, by and between Henry E. McGuire, Jr., and John W. Murphree, trustee, of record in Book 4849, page 25, Register's Office for Davidson County, Tennessee.

Grantors further covenants and binds themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Grantees by acceptance of this Warranty Deed hereby joins in and accepts and agrees to be bound to the foregoong instruments creating "Peppertree Creekside Meadows Condominiums and Creekside Meadows Association, Inc. Said Grantees further agree 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.

Grantees further agree hereby to assume the existing mortgage on said property owed by the Grantors, to pay all payments on the said mortgage as they become due, and to hold the Grantors harmless for any default in the payment of the said mortgage.

IN WITNESS WHEREOF, the parties have executed this Warranty Deed on this 7th day of March, 1979.

Grantors:

Ronald J. Fontecchio

Louise R. Fontecchio

Grantees:

Anderson L. Wallace

Mary G. Wallace

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5402 PAGE 952

Before me Imogene Cosmo, a Notary Public in and for said County and State, the within named Ronald J. Fontecchio and Louise R. Fontecchio, 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, Davidson County, Tennessee this 7th day of March, 1979.

Imogene Cosmo
NOTARY PUBLIC

My Commission Expires May 10, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Imogene Cosmo, a Notary Public in and for said County and State, the within named Anderson L. Wallace and Mary G. Wallace, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrumnet (Warranty Deed) for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 1979.

Imogene Cosmo
NOTARY PUBLIC

My Commission Expires May 10, 1982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $30,500.00.

Ronald J. Fontecchio
Affiant

Subscribed to and sworn before me this 7th day of March, 1979.

Imogene Cosmo
NOTARY PUBLIC

My Commission Expires May 10, 1982

F. I. 7. 4 1. 6.

IDENTIF. REFERENCE

MAR 8 10 42 AM '79

FELIX A. BALDWIN II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5402 PAGE 953

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY		MS - MISCELLANEOUS	
MO - MORTGAGE	MR - RELEASE		ST - STATE TAX CONVEY.	
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE		ST - STATE TAX MORT.	
TD - TRUST & DEED			PF - PROBATE FEES	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			30500.00- CAMT.	
			79.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	85.80-
7320A03/08/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 1. 7. 4 1. 6.

IDENTIF. REFERENCE

MAR 8 10 42 AM '79

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

No. 55074