7954 02/03 100 10- CHECK

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
GAIL S. RIGGINS	THE PEPPERTREE COMPANY	142-6-A-189
(NAME) Bldg. 25, Unit 189,	(NAME) P.O. Box 786	
(STREET ADDRESS OR ROUTE NUMBER) 810 Bellevue Road,	(STREET ADDRESS) Springfield, Tennessee 37172	
(CITY) Nashville, (STATE) Tennessee (ZIP CODE) 37221	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5706 PAGE 623

For and in consideration of the sum of ----------Ten and no/100 ($10.00)---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we,

MIKE J. TSCHIDA and wife, DIANE M. TSCHIDA,

hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said GAIL S. RIGGINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a certain condominium unit known as Building No. 25, Unit No. 189, and Garage No.189G-1,G2 , on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, pages 128 through 130, Register's Office for said County, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant therto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, pages 174, Book 5045, pages 800, Book 5086, page 80, and Book 5259, page 5, said Register's Office; and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, said Register's Office.

Being all the same property conveyed to Mike J. Tschida and wife, Diane M. Tschida by deed from The Peppertree Company, A Tennessee Limited Partnership, of record in Book 5590, page 585, Register's Office for Davidson County, Tennessee.

As part of the consideraion for this transfer, the Grantees agree to assume and pay the unpaid balance of a certain note in the original principal amount of $24,847.22 secured and evidenced by Deed of Trust of record at Book 5590, page 588, said Register's Office, in favor of The Peppertree Company, and further that all title and interest in the escrow account and insurance policy held in connection with aforesaid Note and Deed of Trust is transferred and conveyed to the Grantees.

This conveyance is further subject to the covenants and restrictions set forth in the Master Deed and By-Laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80 and Book 5259, page 5, said Register's Office; and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, page 610, said Register's Office; and to 1981 property taxes which the Grantee assumes in full.

This is improved ( ) property, known as Building 25, Unit 189, 810 Bellevue Road, Nashville, TN 37221
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 30th day of January, 19 81.

Mike J. Tschida
MIKE J. TSCHIDA

Diane M. Tschida
DIANE M. TSCHIDA

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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 MIKE J. TSCHIDA and wife, DIANE M. TSCHIDA

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 30th day of January, 19 81

My commission expires 4/22/84 Notary Public Barbara McBee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 36,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

I, Gail S. Riggins

Sworn to and subscribed before me
this 2nd day of February, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston, Jr.

This instrument was prepared by:	
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215	
Name	Address

RUSH

WARRANTY DEED

FROM MIKE J. TSCHIDA and wife,

DIANE M. TSCHIDA

TO GAIL S. RIGGINS

$ 2.7.8.7 8

IDENTIF. REFERENCE

FEB 3 10 01 AM '81

FELIX DUNLAP, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5706 PAGE 625

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			36000.00- CO	
			93.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	100.10-
7954	A	02/03/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 7 8 7 8

IDENTIF. REFERENCE

FEB 3 10 01 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 804914