THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
4th Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

BOOK 6028 PAGE 165

WARRANTY DEED

Address New Owner(s) as follows:
Mr. Charles H. Watkins, Jr. and wife,
Mrs. Johnnie L. Watkins

187 Moultrie Park
Nashville, TN 37205

Send Tax Bills to:
The Peppertree Co.
P. O. Box 786
Springfield, TN 37172

Map Parcel Nos.
142-6B-255

FOR AND IN CONSIDERATION of the sum of twenty-five thousand seven hundred fifty and 00/100 DOLLARS ($ 25,750.00), THE PEPPERTREE COMPANY, a Tennessee limited partnership with The Bellevue Company, a Tennessee corporation, as its General Partner (hereinafter referred to as "GRANTOR") has bargained and sold, and does hereby transfer and convey unto Charles H. Watkins, Jr., and wife, Johnnie L. Watkins, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

> Building No. 44, Unit No. 255, and Garage No(s). 1 & 2, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, 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, Page 174, Book 5045, Page 800, Book 5086, Page 80, and Book 5259, Page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC, being part of the same property conveyed to Seller by Deed of record in Book 5052, Pages 951 through 954, RODC.
>
> This is improved property, known as Unit 255, 810 Bellevue Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever. GRANTOR covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as follows:

(1) Taxes for 1983 which the Grantee hereby assumes and agrees to pay in full.

(2) 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, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, RODC.

(3) All easements and restrictions set forth on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, Pages 128 through 130, RODC, rights-of-way and other easements, and zoning and other governmental laws and regulations.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said real estate to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officers to be effective as of the 1st day of February, 1983.

H 3 8 6 8 0

T. IDENTIF. REFERENCE

MAR 29 1 09 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

THE PEPPERTREE COMPANY, acting by and through the duly authorized officers of its General Partner, The Bellevue Company

By: Carl Batson
Carl Batson, President

By: Carl Hester
Carl Hester, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, Carl Batson and Carl Hester, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Vice President of THE BELLEVUE COMPANY, a corporation, and the General Partner of The Peppertree Company, the within named bargainor, a limited partnership, and that they as such President and Vice President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by such corporation by the said Carl Batson and Carl Hester as such President and Vice President respectively.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 4 day of March, 1983.

Virginia Hester
NOTARY PUBLIC

My commission expires:

11-27-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 25,750.00.

Carlos W. Watkins Jr.
AFFIANT

Subscribed and sworn to before me this, the 4 day of March, 1983.

Virginia Hester
NOTARY PUBLIC

My commission expires:

11-27-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6028 PAGE 167

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25750.00- CO	
			56.82 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	73.32-
			6416A03/29/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 6 8 0

IDENTIF. REFERENCE

MAR 29 1 09 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 938269