File in Box #4

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,158.38

Bernita K. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF DECEMBER, 19 83.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTYS., Suite 500, One Church Street Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. BROWN, ET UX (NAME)	THE PEPPERTREE COMPANY (NAME)	MAP 142-6B
Unit 242, 810 Bellevue Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	PARCEL 242
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Springfield, Tennessee 37172 (CITY) (STATE) (ZIP)	FB #9D-67142

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAM B. SEIDNER and wife, VALERIE L. BROWN SEIDNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. BROWN and wife, BERNITA K. BROWN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BUILDING No. 40, Unit No. 242, and Garage No. 1 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, together with 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, said Register's Office.

BEING the same property conveyed to Sam B. Seidner and wife, Valerie L. Brown Seidner, by Deed from The Peppertree Company, a Tennessee limited partnership with The Bellevue Company, a Tennessee corporation, as its General Partner, of record in Book 6030, Page 289, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note executed by the Grantors herein to The Peppertree Company in the original principal amount of $23,391.18, of record in Book 6030, Page 292, Register's Office for Davidson County, Tennessee.

BY Conditional Assignment dated March 22, 1983, of record in Book 6030, Page 298, said Register's Office, the above debt was assigned to Third National Mortgage Company, a Tennessee corporation.

This is unimproved ( ) improved (x) property, known as Unit 242, 810 Bellevue Road, Nashville, Tennessee 37221
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 20th day of December, 1983

Sam B. Seidner
SAM B. SEIDNER

Valerie L. Brown Seidner
VALERIE L. BROWN SEIDNER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SAM B. SEIDNER and wife, VALERIE L. BROWN SEIDNER,

the bargainors, 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 20th day of December, 1983.

Commission expires 4/22/84

Notary Public

J. T. NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
SAM B. SEIDNER, ET UX,

TO
JAMES H. BROWN, ET UX

IDENTIF. REFERENCE

H95091

JAN 3 9 12 AM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/03 105.22- CHECK

3351

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

37156.38- CAMT.
96.72 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 103.22-
3351A01/03/04 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 95091

IDENTIF. REFERENCE

JAN 3 8 32 AM '04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 3852