THIS INSTRUMENT PREPARED BY:
Elizabeth L. Miller
Attorney at Law
P. O. Box 158384
Nashville, Tennessee 37215

MAP 142-6A
PARCEL 151

WARRANTY DEED

BOOK 6315 PAGE 342

ADDRESS OF NEW OWNER:
Ms. Jana D. Talbot
Unit 151
810 Bellevue Road
Nashvlle, Tennessee 37221

SEND TAX BILLS TO:
The Peppertree Co.
P. O. Box 786
Springfield, Tennessee 37172

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by JANA D. TALBOT, hereinafter called the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, REBECCA H. TALBOT, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Building No. 14, Unit No. 151, 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 ("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 the same property conveyed to Rebecca H. Talbot 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 6015, page 796, Register's Office for Davidson County, Tennessee.

The Grantee herein assumes and agrees to pay the principal balance and future interest due on a certain note dated February 1, 1984, in the original principal sum of $23,314.00, payable to The Peppertree Co. in accordance with the terms and conditions therein, said note being secured by a deed of trust of record in Book 6015, page 799, Register's Office for Davidson County, Tennesee.

To have and to hold said real estate, the appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns forever. Grantor covenants that she 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, unless otherwise herein set out.

Grantor further convenants and binds herself, her successors and representatives, to warrant and forever defend the title to the said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

I 2 9 0 1 2

IDENTIF. REFERENCE

JUN 14 8 52 AM '84

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

The Grantor's spouse, Joseph H. Talbot, has executed this Warranty Deed for the purpose of conveying to the Grantee any right or interest which he may have in the property described herein.



WITNESS, our hands this 13th day of June, 1984.

Rebecca H. Talbot
REBECCA H. TALBOT

Joseph H. Talbot
JOSEPH H. TALBOT

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 REBECCA H. TALBOT and JOSEPH H. TALBOT, 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 13th day of June, 1984.

Elizabeth S Dunn
NOTARY PUBLIC

My commission expires: 1/17/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,881.38.

Rebecca H. Talbot
AFFIANT

Sworn to and subscribed before me, this 13th day of June, 1984.

Elizabeth S Dunn
NOTARY PUBLIC

My commission expires: 1/17/87

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6315 PAGE 344

CD -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CD TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 22881.38- CAPT. | |
| | | | 59.54 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 DEED | |
| | | | CHECK | 66.04- |
| | | | 4893A06/14/84 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 29012

IDENTIF. REFERENCE

JUN 14 8 52 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0044201