BOOK 6410 PAGE 820

FROM: Earl E. Lampley and wife Elaine E. Lampley

TO: James Allen Kearley and wife Mary Alice Kearley

THIS INSTRUMENT PREPARED BY:

Robert B. Littleton
LITTLETON & WEED
Third Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

mail

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel Numbers
Mr. James Allen Kearley Mrs. Mary Alice Kearley 1020 Davidson Road Nashville, TN 37205	The Peppertree Co. P. O. Box 786 Springfield, TN 37172	142-6A-104

FOR AND IN CONSIDERATION of the sum of THIRTY-SIX THOUSAND AND 00/100 DOLLARS ($36,000.00), the undersigned Earl E. Lampley and wife, Elaine E. Lampley, (hereinafter referred to as "GRANTORS") have bargained and sold, and do hereby transfer and convey unto James Allen Kearley and wife, Mary Alice Kearley, (hereinafter referred to as "GRANTEES"), certain real estate in Davidson County, Tennessee, as follows:

> Building No. 2, Unit No. 104, and Garage No. 1, 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 the same property conveyed to Earl E. Lampley and wife, Elaine E. Lampley, by deed from the Peppertree Company, a Tennessee limited partnership with The Bellevue Company, a Tennessee corporation, as its General Partner, as of record in Book 5907, Page 654, RODC.
>
> This is improved property known as Unit 104, 810 Bellevue Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, the appurtenances, estate, title and interest belonging to the said GRANTEES and the said GRANTEES' successors, heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unemcumbered, except as follows:

(1) Taxes for 1984, which the GRANTEES hereby assume and agree 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 in 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.

(4) Deed of trust from Earl E. Lampley and wife, Elaine E. Lampley, to John H. Roe, Jr., Trustee, of record in Book 5907, page 657, RODC, to secure to The Peppertree Company, a Tennessee limited partnership, a note dated May 1, 1982 in the amount of $23,544.10, subject to the terms and conditions therein. By Conditional Assignment dated July 7, 1982, of record in Book 5907, Page 663, RODC, this indebtedness was assigned to Third National Mortgage Company, a Tennessee corporation.

GRANTORS further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said real estate to said GRANTEES, and the GRANTEES' successors, heirs, and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this, the 2 day of November, 1984.

Earl E. Lampley

Earl E. Lampley

Elaine E. Lampley

Elaine E. Lampley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa L. Cook, a Notary Public in and for said County and State, the within named Earl E. Lampley and wife, Elaine E. Lampley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1984.

Teresa L. Cook

NOTARY PUBLIC

My Commission Expires: April 19, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

James Allen Keeton
AFFIANT

Subscribed and sworn to before me this, the 2nd day of November, 1984.

Teresa Sears Cook
NOTARY PUBLIC

My Commission Expires: April 19, 1987

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

I 6 1 5 5 6

IDENTIF. REFERENCE

Nov 5 2 04 PM '84

REGISTER'S OFFICE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6419 PAGE 823

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- CAMT.
93.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 103.10-
4775A11/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-61-55-6

IDENTIF. REFERENCE

Nov 5 2 04 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0082897