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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1985.

Notary Public

MY COMMISSION EXPIRES: 9/20/88

(AFFIX SEAL)

Mail to →

MAIL TO: Clark H. Tidwell
NAME

THIS INSTRUMENT WAS PREPARED BY 24th Floor, L & C Tower, Nashville, TN 37219
ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Cleary, et ux (NAME)	The Peppertree Co. (NAME)	142-6A
810 Bellevue Rd. - #100 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	102
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Springfield, TN 37172 (CITY) (STATE) (ZIP)	9D-67002

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, Mary Eleanor Lowe, unmarried, and Mary P. Anderson, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel J. Cleary and wife, Elayna K. Cleary,

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. 1, UNIT NO. 102, and Garage Space 102G, 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, Book 5259, page 5, Book 6237, page 644 and Book 6535, pages 723 and 724, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, RODC, TN.

BEING the same property conveyed to Mary P. Anderson, unmarried, by deed from The Peppertree Company, a Tennessee limited partnership, of record in Book 5891, page 79, RODC, and being the same property conveyed to Mary Eleanor Lowe by quitclaim deed from Mary P. Anderson, unmarried, of record in Book 6132, page 167, RODC.

Mary P. Anderson joins in this conveyance for the purpose of conveying any interest she might have in the above described property.

This conveyance is made subject to a first mortgage indebtedness to The Peppertree Company, the balance of which in the approximate amount of $23,499.53 is being herein assumed by the Grantees; said indebtedness is secured by a Deed of Trust of record in Book 5891, page 82, RODC. This conveyance is also made subject to 1985 property taxes, which have been prorated as of date of deed and are assumed by Grantee, and all covenants, restrictions, easements, etc. as set out in the hereinabove stated documents.

This is unimproved ( ) improved (X) property, known as Unit 102, 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 hand s this 15th day of July, 1985.

Mary Eleanor Lowe
Mary Eleanor Lowe

Mary P. Anderson
Mary P. Anderson

3711 104.00 2455

7686

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dilda R. Johnson, a Notary Public in and for said County and State, the within named Mary Eleanor Lowe

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 1985.

Commission Expires 4/20/86

Dilda R. Johnson Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

J 2 0 6 7 7

IDENTIF. REFERENCE

JUL 15 12 03 PM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary P Anderson, a Notary Public in and for said County and State, the within named MARY P. ANDERSON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of July, 1985.

My Commission Expires March 8, 1989

Notary Public

Commission Expires: _____

OFFICIAL RECEIPT

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

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RECEIVED OF

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED.
TD -TRUST DEED

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			37500.00- CA'IT.	
			97.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	104.00-
		7686A07/15/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 6 7 7

T

IDENTIF. REFERENCE

JUL 15 12 03 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153891