This Instrument Prepared By:
Jimmy A. Duncan, Atty.
4904 Charlotte Avenue
Nashville, Tn, 37209

BOOK 6757 PAGE 279

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map Parcel Nos.
J. W. Garrett and wife, Sue C. Garrett 505 Lovell Street Nashville, Tenn. 37209	The Peppertree Co. P. O. Box 786 Springfield, Tn. 37172	142-6B-215

FOR AND IN CONSIDERATION of the sum of FORTY-ONE THOUSAND DOLLARS ($41,000.00), STEPHEN K. FRIES and wife, SHERRIE G. FRIES, (hereinafter referred to as "GRANTOR") have bargained and sold, and do hereby transfer and convey unto J. W. GARRETT and wife, SUE C. GARRETT, (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

Building No. 32, Unit No. 215, and Garage No. 2, on the Plan of "Peppertree", Creekside Meadows Condominimums 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 Seller by Deed of record in Book 5952, Page 131, RODC.

This is improved property, known as Unit 215, 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) The Grantees herein assume the payment of one note secured by a Deed of Trust of record in Book 5952, Page 134 Register's Office for Davidson County, Tennessee.
(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 on this the 31st day of December, 1985.

6.6 8.3 1.

IDENTIFICATION REFERENCE

JAN 7 12 51 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

Stephen K. Fries

Stephen K. Fries

Sherrie G. Fries

Sherrie G. Fries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named Stephen K. Fries and wife, Sherrie G. Fries 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 31st day of December, 1985.

Jimmy A. Duncan

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires: 11-1-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $41,000.00.

Sue C. Garrett

AFFIANT

Subscribed and sworn to before me this, the 31st day of December, 1985.

Jimmy A. Duncan

Notary Public

JIMMY A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires:

11-1-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6757 PAGE 281

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
			410[illegible].[illegible]0-	MAIT
			106.00	MSTAX
			.50	PRFEE
			6.00	MORT
	VD		106.60-	MSTAX
	VD		410[illegible].00	MAIT
			410[illegible].00-	CAMT.
			1106.00	CSTAX
	VD		1106.00-	CSTAX

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

PAID MTAX

CHECK 113.10-

5493AD1/07/86 BAL .00

66831

IDENTIFICATION REFERENCE

JAN 7 12 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208308