BOOK 6770 PAGE 466

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
James A. Kearley, et ux	The Peppertree Company	142-6B-299
(NAME)	(NAME)	
1020 Davidson Road	P. O. Box 786	9D-67199
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Springfield, TN 37172	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100----------
----------($10.00)----------DOLLARS
paid in cash, and other good and valuable consideration received from the Grantees herein, including the agreement of said Grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust executed by James W. Drane and wife, Joan K. Drane, to John H. Roe, Jr., Trustee, of record in Book 6030, page 199, Register's Office for Davidson County, Tennessee,

we, James W. Drane and wife, Joan K. Drane,
have bargained and sold, and by these presents do transfer and convey unto the said
James A. Kearley and wife, Mary A. Kearley,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Building No. 56, Unit No. 299, and Garage No(s). 2, on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Bock 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 Bock 4834, pages 257 through 312, as amended in Book 4984, page 174, Bock 5045, page 800, Book 5086, page 80, and Bock 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 James W. Drane and wife, Joan K. Drane, of record in Bock 6030, page 196, Register's Office for Davidson County, Tennessee, from The Peppertree Company.

7.17.20

IDENTIFICATION REFERENCE

JAN 27 11 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

unimproved ( )
This is improved (XX) property, known as Unit 299, 810 Bellevue Road
(House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 21st day of January, 1986.

James W. Drane

Joan K Drane

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 JAMES W. DRANE and wife, JOAN K. DRANE

the bargainor S, 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 21st day of January, 19 86.

My commission expires April 17, 1988. Notary Public Thomas D. Gupton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 42,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Kearley

Sworn to and subscribed before me
this 21 day of January, 19 86.

My commission expires April 17th, 1988 Notary Public Thomas D. Gupton

This instrument was prepared by:

Name	Address
CHARLES F. FRAZIER, Atty.,	300 James Robertson Pky., Nashville, TN 37201

WARRANTY DEED

FROM
JAMES W. DRANE, et ux

TO
JAMES A. KEARLEY, et ux

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6770 PAGE 458

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

42300.00- CAMT.
109.98 CSTAX
.50 PRFEE
6.00 #DEED
CHECK 116.48-
9307A01-27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.17.20

IDENTIFICATION REFERENCE

JAN 27 11 01 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214052