ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Andrew F. Oliphant	The Peppertree Company	142-6-A-133
(NAME)	(NAME)	
#133 810 Bellevue Rd.,	P. O. Box 786	9D-67033
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37221	Springfield, TN. 37172	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Forty-four thousand one hundred ninety-six and 53/100----- DOLLARS

cash in hand paid and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, and expressly including the grantee's express agreement to assume and pay the unpaid balance of that certain note secured by deed of trust of record at Book 5853, page 1, said Register's Office-

BOOK 6784 PAGE 76

I, Ruth B. Foster, unmarried, the grantor

have bargained and sold, and by these presents do transfer and convey unto the said Andrew F. Oliphant

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. 9, Unit No. 133, and Garage No. 2 on the plan of "Peppertree", Creekside Meadows Condominiums of record at Book 4675, page 128 through 130, Register's Office for said County, 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, page 257 through 312, as amended in Boo§ 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, and Book 6535, page 724, and the Charter at Book 4836, page 610, all said Register's Office to which reference is hereby made for a more complete description.

Being all the same property conveyed to the grantor herein by deed at Book 5852, page 998, said Register's Office. This conveyance is subject to:

1. 1986 property taxes, a lien but not yet due and payable.
2. Covenants, conditions, restrictions, easements, rights-of-way, rights of liens or assessments and/or limitations specified in instruments at Book 4834, page 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, Book 6535, page 723 and Book 6535, page 724, at Book 4836, page 610, including the plat at Book 4675, page 128 through 130, all said Register's Office, and to T.C.A. ¶ 64-2701, et seq., Tennessee Horizontal Property Regime Act.
3. Deed of trust of record at Book 5853, page 1, and conditional assignment at Book 5835, page 7, both said Register's Office.

~~unimproved~~ ( )
This is improved (X) property, known as #133 810 Bellevue Rd., Nashville, TN. 37221
(House Number) (Street)

(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 13th day of February, 19 86.

Ruth B. Foster

Ruth B. Foster

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6784 PAGE 77

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named Ruth B. Foster

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, TN. this 13th day of February, 19 86

My commission expires 4-17-88 Notary Public Ruth Randolph

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 $ 44,196.53
This is equal to or greater than the property would bring at a fair and voluntary sale.

Andrew F. Oliphant
Andrew F. Oliphant

Sworn to and subscribed before me
this 14th day of February, 19 86.

My commission expires 4-17-88 Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, Tn. 37215
Name Address

7.64 67

IDENTIFICATION REFERENCE

FEB 10 11 32 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

WARRANTY DEED

FROM Ruth B. Foster

TO Andrew F. Oliphant

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 _____ BOOK 6784 PAGE 78

FOR _____

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

41196.83- CHTG
N4.00 OSTAX
.50 RECF
6.00 MTG TX
SUBTX 121.50-
5196A02/18/86 3%

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

7-6467

FEB 18 11 32 AM '86

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 219719