This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250283 FILE BOX #35

BOOK 6823 PAGE 911

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melbourne K. Winnard (NAME)	Allstate Enterprises Mortgage Corporation (NAME)	
810 Bellevue Road, Unit 102 (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway, #500 (STREET ADDRESS)	MAP 142-6A
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	PARCEL 102

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Melbourne K. Winnard and wife, Janine L. Winnard and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Daniel J. Cleary, and wife, Elayna K. Cleary

have this day bargained and sold, and do hereby transfer and convey unto the said Melbourne K. Winnard, and wife, Janine L. Winnard

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows:

Building No. 1, Unit No. 102, "Peppertree" Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257 through 312, Register's Office for Davidson County, Tennessee, and amended in Book 4984, page 174, Book 4045, page 800, Book 5086, page 80 and Book 5259, page 5, Book 6237, page 644, and Book 6535 page 723 and 724, register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 66-27-101 et seq. as amended, and as shown on the plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is made. Garage Space 102G and other limited common elements, as provided by the Master Deed in book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, and Book 5086, page 80, and Book 5259, page 5, and Book 6237, page 644, Book 6535, page 723, and 724, Register's Office for Davidson, County, Tennessee, and shown on the plat of record in Book 4675, pages 127 through 130, Register's Office for Davidson County, Tennessee, are included for the exclusive use of the Grantee.

Being the same property conveyed to Daniel J. Cleary and wife, Elayna K. Cleary, by deed from Mary Eleanor Lowe, unmarried and Mary P. Anderson, (See "EXHIBIT A")

KAREN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me this the 31st *day of* March *19* 86

Affiant

My commission expires: 3-11-87 *(Affix Seal)*

Notary Public

This is improved (X) unimproved ( ) property, known as 810 Bellevue Road, Unit 102, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31st *day of* March, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daniel J. Cleary

Elayna K. Cleary

Daniel J. Cleary

Elayna K. Cleary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Daniel J. Cleary, and wife, Elayna K. Cleary

the within named 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* 31st *day of* March, *19* 86

Karen Edwards
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

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

_____
Notary Public

Commission expires _____

EXHIBIT A

unmarried of record in Book 6606, page 122, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM

Daniel J. Cleary etux

TO

Melbourne K. Winnard etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

98 APR 8 PM 12:31

IDENTIFY REFERENCE

99968

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

RECEIVED OF _____

FOR _____

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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
			45500.00- CONT.	
			118.30 CSTAX	
			.50 PRFEE	
			6.00 MDED	
			CHECK 124.80-	
			0913A04/08/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89666

IDENTIFICATION REFERENCE

APR 8 12 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 235054

BUSINESS FORMS INC.