File #4586

WARRANTY DEED

BOOK 6826 PAGE 709

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Ste. C-11
Brentwood, Tennessee 37027

Prepared solely upon information furnished by the parties hereto

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. Elizabeth Charlton	Same	Map 142-6-A
(NAME)	(NAME)	
Unit 162, Bldg. 17, Creekside Meadows Condo.		Parcel 162
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		F.B. No. 9D-67062
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, HAROLD K. BALES and wife, JUDITH F. BALES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. ELIZABETH CHARLTON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 162, Building 17 together with garage, designated as No. 162G, on the Plan of "Peppertree" - Creekside Meadows Condominiums as of record in Plat Book 4675, page 52, Revised in Plat Book 4675, pages 128 through 130, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold K. Bales and wife, Judith F. Bales by deed from Ronald O. Hauge, unmarried, of record in Book 5219, page 790, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions, By-Laws and Agreements of record in Book 4834, page 257, amended in Book 4948, page 174; Book 5045, page 800; Book 5086, page 80; and Book 5259, page 5; and Book 6237, page 644; Book 6535, pages 723 and 724; (3) Charter of Incorporaton of Creekside Meadows Association, Inc. of record in Book 4836, page 610; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 52, Revised in Plat Book 4675, pages 128 through 130, said Register's Office.

APR 10 4 12 PM '86
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

60550

CHECK ONE unimproved ( )
This is improved (XX) property, known as 810 Bellevue Road, Building 17, Unit 162, Nashville, Tenn. 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of April, 19 86

Harold K Bales
HAROLD K. BALES

Judith F. Bales
JUDITH F. BALES

04/01/86 1954

NORTH CAROLINA

STATE OF ~~TENNESSEE~~

BOOK 6826 PAGE 710

COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAROLD K. BALES and wife, JUDITH F. BALES

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 Charlotte, N. C., this 7th day of April, 19 86.

My commission expires My Commission Expires July 15, 1990 Notary Public John B. Jolly

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, 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 as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____

this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

M. Elizabeth Charlton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 1986

MY COMMISSION EXPIRES: 10/24/88 James J. Duhigg III
(AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

HAROLD K. BALES and wife,
JUDITH F. BALES

TO

M. ELIZABETH CHARLTON

RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 6826 PAGE 711

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

42000.00- CONT.
109.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 115.70-
1054A04/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90550

IDENTIFICATION REFERENCE

APR 10 4 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236070