503

This Instrument Prepared by:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9854 PG 689

ADDRESS NEW OWNER:
Renee C. Smith
139 Creekside Meadows Condos
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Trust Mortgage Company
6525 Quail Hollow Road
Memphis, Tennessee 38120

MAP AND PARCEL:
MAP 142-6-A
GROUP
PARCEL 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Janet E. Coscarelli, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Renee C. Smith, an unmarried person, hereinafter called the Grantee, her 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 Building No. 11, Unit No. 139, and Garage No. 1, on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, 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, Book 5259, page 5, Book 6237, page 644, Book 6535, page 723, Book 6535, page 724, Book 6874, page 354, and in Book 7610, page 973, said Register's Office, all to which reference is hereby made for a more complete description of said unit and garage.
>
> Being the same property conveyed to Janet E. Coscarelli and husband, Robert C. Buchanan by deed from Frances McEntire Bledsoe, unmarried, of record in Book 6776, page 762, Register's Office for Davidson County, Tennessee; the said Janet E. Coscarelli and Robert C. Buchanan having since divorced, and the said Robert C. Buchanan having conveyed his interest in the subject property to Janet E. Coscarelli by quitclaim deed of record in Book 9701, page 580, said Register's Office.
>
> Being the same property conveyed to Janet E. Coscarelli, an unmarried person by deed from Frances McEntire Bledsoe, unmarried, as of record in Book 6776, page 762, Register's Office for Davidson County, Tennessee.

This is improved property known as Creekside Meadows Condominiums, Unit 139, 139 Creekside Meadows Condos, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following

exceptions.

1. Subject to the 1996 taxes and subsequent years taxes thereafter.
2. All matters shown on the Plan of record in Book 4675, page 128 through 130, said Register's Office.
3. Terms, conditions, easements, rights and lien as set forth in the Master Deed of "peppertree", Creekside Meadows Condominiums, and the By-Laws appended thereto, of record in Book 4834, pages 257 through 312, said Register's Office, 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, Book 6535, page 724, Book 6874, page 354, and in Book 7610, page 973, said Register's Office.
4. Rights of other in and to the common elements and/or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Renee C. Smith, an unmarried person, her heirs and assigns, forever; and I, Janet E. Coscarelli, an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of November, 1995.

Janet E. Coscarelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janet E. Coscarelli, an unmarried person, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of November, 1995.

R. L. MOORE NOTARY PUBLIC TN DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 52,900.00.

AFFIANT

Subscribed and sworn to before me
this 3rd day of November, 1995.

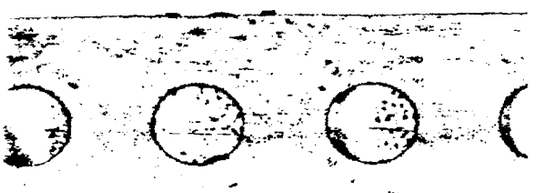
BOOK 9854 PG 691

NOTARY PUBLIC
My Commission Expires: 5-5-99

0121090
IDENTIF. → REFERENCE

95 NOV -8 PM 3:50
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5344 11/08 0101 03CHECK 208.73



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

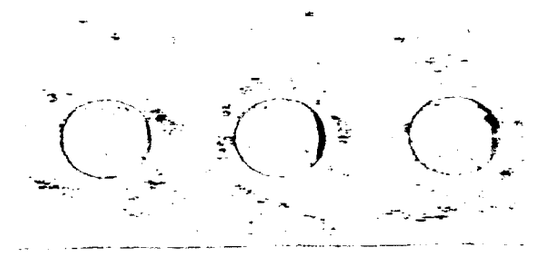
RECEIVED OF _____

FOR _____

BOOK 9854 PG 692

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



CAMT 52900.00
CON TX 195.73
PRFEE 1.00
WDEED 12.00
TOTAL 208.73
CHECK 208.73

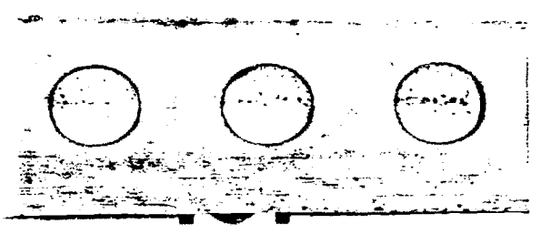
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/95 01 15:52 0001 6344



0121090
IDENTIF. ↑ REFERENCE

95 NOV -8 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 974945