OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2463948

BOOK 9914 PG 97

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,500.00

Brooks A. Sells
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF January, 19 96.

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt. #003143

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brooks A. Sells (NAME)	owner at same address (NAME)	142-6-A-135-CO
P. O. Box 150025 (ADDRESS)	(ADDRESS)	9D-67035
Nashville, TN 37215-0025 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 49,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Dennis E. Conniff, III and wife, Rachel B. Conniff

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Brooks A. Sells

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Building No. 10, **Unit No. 135**, and Garage No. 1, 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 as of record at Book 4834, pages 257-312, as amended as hereinafter stated, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being all the same property conveyed to the grantor herein by deed as of record at Book 6019, page 682, said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

Master Deed and By-Laws as of record at Book 4834. pages 257-312, as amended at Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354 and Book 7610, page 973' the Charter of Creekside Meadows Association, Inc., at Book 4836, page 610; and said plan of record at Book 4675, pages 128-130, all of record in said Register's Office.

96 JAN 10 PM 2:14
DAVIDSON COUNTY, TN.

PICK-UP

0139690
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as #135, 810 Bellevue Road, Nashville, TN 37221
(House Number) (Street) (City) (State) (Zip)

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Witness our hands this 9th day of January, 19 96.

Dennis E. Conniff, III

Rachel B. Conniff

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dennis E. Conniff, III and wife, Rachel B. Conniff, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 9th day of January, 1996.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE)
County of)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ___, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

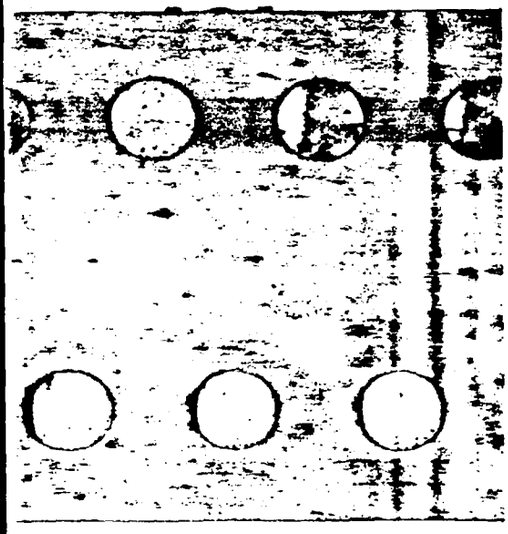
Witness my hand and official seal at office this _____ day of _____, 19___.

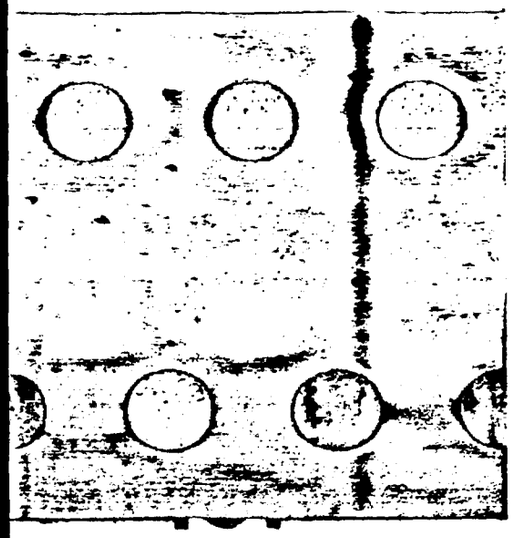
My Commission expires:

_____

Notary Public

T4 2720 0101 03CHECK 197.15





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

RECEIVED OF _____

FOR _____

BOOK 9914 PG 99

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	49500.00
CON TX	133.15
PRFEE	1.00
MTGFEE	8.00
TOTAL	192.15
CHECK	192.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/96 01 14:18 0001 5514

0139690
IDENTIF. & REFERENCE

96 JAN 10 PM 2:14

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994848