BOOK 10463 PG 406

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $ 72,350.00

Mary Sue Murray
Affiant

Subscribed and sworn to before me, this 22nd day of May 1997

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11-22-97

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| MARY SUE MURRAY<br>810 Bellevue Road #292<br>Nashville, Tennessee 37221 | CTX MORTGAGE COMPANY<br>P.O. Box 199077<br>Dallas, Texas 75219-9077 | MAP 142-6 B<br>PARCEL 292 |

5683 05/28 0101 03CHECK 276.70

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND THREE HUNDRED FIFTY AND NO/100---------- ($ 72,350.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , TERESA B. MARTIN, MARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MARY SUE MURRAY, UNMARRIED 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:

BEING Building No. 54, Unit No. 292 and Garage Nos. 1 and 2 on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, page 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 and Book 5259, page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Teresa B. Martin by deed from Jane Elliott Burns, formerly Jane Elliott, and husband, Charles M. Burns, of record in Book 8620, page 208, Register's Office for Davidson County, Tennessee.

RANDALL MARTIN, spouse of Teresa B. Martin, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 810 Bellevue Road #292, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675 , page 128-, Register's Office for Davidson County, Tennessee.

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GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 22nd day of May, 19 97.

Teresa B. Martin
TERESA B. MARTIN

Randall Martin
RANDALL MARTIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERESA B. MARTIN and RANDALL MARTIN, 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 this 22nd day of May, 1997.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

0309092

IDENTIFICATION REFERENCE

97 MAY 28 AM 9:13

FELIX A. ELLSWORTH REGISTER
DAVIDSON COUNTY, TN.

**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 |
|---|---|---|---|---|

| | |
|---|---|
| CAMT | 72350.00 |
| CON TX | 267.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 276.70 |
| CHECK | 276.70 |

05/28/97 01 09:14 0001 5683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0309092
IDENTIF. # REFERENCE

97 MAY 28 AM 9:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]