PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
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E-mail: wilkins.ivey@worldnet.att.net

BOOK 10804 PG 325

W & I Ref: (sk) Title No: 39587
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Christopher Sherrod Angela Renae Sherrod 810 Bellevue Road #175 Nashville, TN 37221	Mortgage Portfolio Services, Inc. 210 25th Ave North #500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 142-6-A-175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 74,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert H. Bush and spouse, Anne Bush,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **R. Christopher Sherrod and spouse, Angela Renae Sherrod,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 175 of Building No. 20, together with Garage # 3 of Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Robert H. Bush and wife, Anne B. Bush by Quitclaim Deed from Wendell B. Jones, Trustee of record in Book 7934, Page 765, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, and Book 6237, Page 644, as amended in Book 6535, Page 723, Book 6874, Page 354, Book 7610, Page 973, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 810 Bellevue Road #175, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of February, 1998.

Robert H. Bush **Anne Bush**

State of Tennessee
County of Davidson

On this 20th day of February, 1998, before me the undersigned authority, personally appeared **Robert H. Bush** and **Anne Bush**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 74900.00

Affiant

Sworn and subscribed before me on the 20th day of February, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

MAIL ENV.

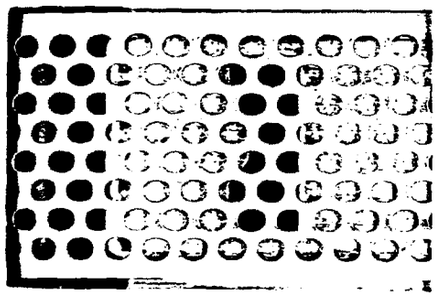
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6409 02/23 0101 03CHECK 28.00

Deed Wty—12/92

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



RECEIVED OF _____

FOR _____

BOOK 10804 PG 327

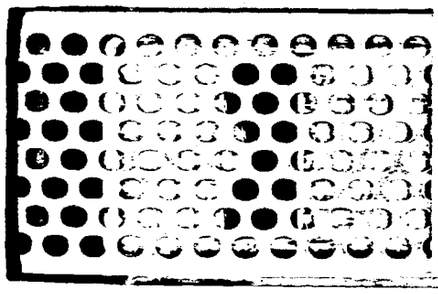
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 8.00
TOTAL 286.13
CHECK 286.13

02/23/98 01 12:07 0001 6409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0403505
IDENTIF. & REFERENCE

98 FEB 23 PM 12:08

No. 1256891