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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randy W. Gartman, Jr. (NAME)	GMAC Mortgage Corporation (NAME)	MAP 142- 6A
810 Bellevue Road Unit 305 (ADDRESS)	9211 Forest Hill Avenue Ste. 205 (ADDRESS)	PARCEL 305
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23235 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert William Richardson and wife, Gloria E. Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randy W. Gartman, Jr.

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

Certain real estate in Davidson County, Tennessee, as follows:

Building No. 58, Unit No. 305, and Garage No(s). 1 on the 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, pages 174, Book 5045, page 800, Book 5086, page 80, and book 9259, page 5, said Register's Office, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, said Registers's Office.

Being the same property conveyed to Robert Willim Richardson and wife, Gloria E. Richardson by deed from The Peppertree Company, a Tennessee Limited Partnership of record in Book 6057, page 564, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Terms and provisions of Master Deed and Bylaws of record in Book 4834, page

CONTINUED

This is unimproved ( ) improved (X) property, known as 810 Bellevue Road Unit 305, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 31st day of July 19 98

Robert William Richardson

Gloria E. Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert William Richardson and wife, Gloria E. Richardson

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 Franklin, Tennessee, this 31st day of July, 1998.

Commission expires 11/18/01

Notary Public

DONALD B. ANDERSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19____.

My commission expires _____

Notary Public

3442 08/06 0101 03CHECK 253.35

LEGAL DESCRIPTION CONTINUATION

257, amended in Book 4984, page 174, Book 5045, page 800, page 5086, page 80, Book 5259, page 5, said Register's Office.

Plan of record in Book 4675, page 128 through 130, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, said Register's Office.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

MAIL ENV.

98 AUG -6 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0471724

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 - WARR..NTY 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	65500.00
CON TX	242.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	253.35
CHECK	253.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3442

IDENTIF. ↑ REFERENCE 0471724

98 AUG -6 AM 9:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1329030