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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Erica L. Spinner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 98

JENNIFER D. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mad
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica L. Spinner (NAME)	SouthTrust Mortgage Corporation (NAME)	142-06-A-185
810 Bellevue Road #185 (ADDRESS)	210 Wildwood Parkway (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35209 (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, Monica Mosesso, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica L. Spinner, unmarried, and Roberta Spinner, married, as joint tenants with right of survivorship

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:

A certain condominium apartment in Davidson County, Tennessee,described as Unit 185 "Peppertree" Creekside Meadows, a Condominium, a Horizontal Property Regime, located on 810 Old Hickory Boulevard Davidson County, TN, as shown on the plat of Unit 185 "Peppertree" Creekside Meadows, Condominium apartments, recorded in Book 4675, page 128, said Register's Office, and described in a Master Deed recorded in Book 4834, page 257, as amended in Book 4984, page 124, Book 5045,page 800, Book 5086, page 80, Book 5249, page 5 and Book 7610, page 973, said Register's Office, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 185 "Peppertree" Creekside Meadows, Condominium Apartments contained in the Master Deed and By-Laws Appended thereto, recorded in Book 4834, page 297, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Monica Mosesso, unmarried, by deed from Jimmy L. Williams and wife, Melinda McNeil Williams, of record in Book 9798, page 355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 have

CONTINUED

This is improved (X) unimproved ( ) property, known as 810 Bellevue Road #185, Nashville, TN 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 my hand this 13th day of November 19 98

Monica Mosesso

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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 Monica Mosesso

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 13th day of November 19 98.

Commission expires 5/27/2001

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

been prorated and payment thereof is expressly assumed by the herein Grantee; Master Deed of record in Book 4834, page 257, as amended in Book 4984, page 124, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 7610, page 973; By-Laws of record in Book 4834, page 297; Charter of "Peppertree" Creekside Meadows Condominiums of record in Book 4836, page 610; Plan of record in Book 4675, page 128; all in the Register's Office for Davidson County, Tennessee.

0513918
IDENTIF. & REFERENCE
98 NOV 17 PM 3:22
WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
8404 11/17 0101 03CHECK 286-65

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	74500.00
			CON TX	275.65
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	286.65
			CHECK	286.65
11/17/98	01		15:21 0001	8404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05139 18
IDENTIF. ↑ REFERENCE

98 NOV 17 PM 3:22

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1373477