WARRANTY DEED

BOOK 11229 PAGE 970

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~/ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CAROL T. BAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires October 8, 2000

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Kroeger	Fifth Third Bank of Kentucky,	142-6-0-A-101
(NAME)	(NAME)	
810 Bellevue Road, Unit #101	P. O. Box 630952	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Cincinnati, Ohio 45263	
(CITY) (STATE) (ZIP)	(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, Gina Lucas, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee A. Kroeger , a single person

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:

Land in Davidson County, Tennessee, being Unit Building No. 1, Unit No. 101 and Garage No. 3, on the Plan of Peppertree Creekside Meadows Condominiums, of record in Plat Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gina Lucas, unmarried, by deed from Todd Miller King and wife, Dana Carole Foutch King, of record in Book 9242, page 54, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Taxes for 1999 and subsequent years; all matters shown on the Plan of record in Book 4675, pages 128-130; Charter of Creekside Meadows Associatin, Inc., of record in Book 6015, page 731, and Book 4836, page 610; Horizontal Property Regime in Book 4834, page 257 and amended in Book 4984, page 174, further amended in Book 5045, page 800 and Book 5086, page 80, Book 5259, page 5, Book 6535, page 723, Book 6874, page 354 and Book 7610, page 973; By-Laws in Book 4834, page 297, amended in Book 6237, page 644, amendment to By-Laws in Book 6535, pages 723 and 724; and rights of others in and to the common areas/elements; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, Unit #101, 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 my hand this 19th day of November, 19 98

Gina Lucas
Gina Lucas

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 Gina Lucas

the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of November, 19 98

Commission expires

Notary Public

CAROL T. CALDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 8, 2000

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

051931.8
IDENTIF. & REFERENCE

98 DEC -2 AM 10:47
REGISTER
DAVIDSON COUNTY, TN.

4208 12/02 0101 03CHECK 292.20

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

RECEIVED OF _____

FOR _____

BOOK 11229 PAGE 972

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
				~~CANT 76000.00~~
				CON TX 281.20
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 292.20
				CHECK 292.20
			12/02/98 01	10:48 0001 4208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05193 18 IDENTIF. ↑ REFERENCE

98 DEC -2 AM 10:47

REGISTER
DAVIDSON COUNTY, TN.

No. 1379233