THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $74,500.00.

Affiant

Subscribed and sworn to before me this the 28th day of January, 1999.

Notary Public

My Commission Expires: 03-24-01

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Linda Antoinette LiCalsi and Anita C. LiCalsi 810 Bellevue Road, #240 Nashville, Tennessee 37221	Same	Map 142-06-0A Parcel 240.00 CO

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Cathey L. Crabtree, having since married and now being Cathey L. Roberts**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Linda Antoinette LiCalsi, an unmarried person, and Anita C. LiCalsi, an unmarried person, expressly as joint tenants with rights 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:

Land in Davidson County, Tennessee, being Unit No. 240, Building No. 39, and Garage Numbers 1 and 2 of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4834, Page 257, and as amended in Book 5984, Page 174, in Book 5045, Page 800, in Book 5086, Page 80, in Book 5259, Page 5, in Book 6874, Page 354, in Books 7610, Page 973, and in Book 6535, Page 723, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of "Peppertree" Creekside Meadows Condominiums, as of record in Book 4675, Pages 128, 129 and 130, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Cathey L. Crabtree, unmarried, by deed from Charles R. Page and wife, Judy H. Page, of record in Book 10248, Page 12, Register's Office for Davidson County, Tennessee.

This conveyance is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the by-laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a horizontal property regime, as set forth above, Register's Office for Davidson County, Tennessee, and by-laws of record in Book 4834, Page 297, as amended in Book 6237, Page 644, and Book 6535, Page 724, said Register's Office.

1999 Metropolitan Government taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

The spouse of Cathey L. Crabtree, now Cathey L. Roberts, David M. Roberts, joins in this instrument to convey any and all marital interest he might possess in and to the aforedescribed tract of land.

This is improved property known as 810 Bellevue Road, #240, 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 GRANTEE, her heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 28th day of January, 1999.

Cathey L. Roberts
CATHEY L. CRABTREE, NOW CATHEY L. ROBERTS

David M Roberts
DAVID M. ROBERTS, SPOUSE OF CATHEY L. ROBERTS

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 Cathey L. Roberts and husband, David M. Roberts, the bargainors, 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 seal at Nashville, Tennessee, this 28th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0543398

IDENTIFICATION REFERENCE

99FEB-1 PM 3:39

REGISTER
DAVIDSON COUNTY, TN.

9858 02/01 0101 03CHECK 286.65

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0543398

IDENTIF. & REFERENCE

99FEB-1 PM 3:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	74500.00
CON TX	275.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	286.65
CHECK	286.65

02/01/99 01 15:38 0001 9858

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419220