BOOK 11415 PG. 421 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Sandra J. Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra J. Garner (NAME)	NEW OWNER (NAME)	MAP #142-6-0-A
810 Bellevue Road; #133 (ADDRESS)	(ADDRESS)	PARCEL #133CO
Nashville, TN 37221 (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, Danny E. Clark, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra J. Garner, a single woman

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 UNIT in Davidson County, Tennessee, described as follows:

BUILDING NO. 9, Unit No. 133, in a Horizontal Property Regime as shown on the condominium site plan of "Peppertree," Creekside Meadows Condominiums, as of record in Book 4675, Pages 128, 129, and 130, in the Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Danny E. Clark, unmarried by deed from Nicholas Perenich, Jr. and wife, Debra H. Perenich, of record in Book 11109, Page 49, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions, 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; Book 6235, Page 723; Book 6874, Page 354; Book 7610, Page 973; Book 4834, Page 297; Book 5259, Page 5; Book 6237, Page 644; and Book 6535, Page 724, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Book 11415, Page 420, said Register's Office.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, #133, 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 31st day of March, 19 99

Danny E. Clark By Anne R. Mayo His Attorney in Fact
Danny E. Clark

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 11415 PG. 422
FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____ _____

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

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, Therese Anne R. Morgan, 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 on behalf of Danny E. Clark as his Attorney in Fact as the free act and deed of the within named Danny E. Clark.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March, 1999.

My Commission Expires: 3/24/01

NOTARY PUBLIC

99 APR -5 PM 4:23
REGISTER
DAVIDSON COUNTY, TN.
7454 CASH 0101 CASHIER 284.50
05695518

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11415 PG. 423

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

0569518

RECEIVED FOR REFERENCE

99 APR -5 PM 4:23

ELLEN GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHRT	74000.00
CON TX	273.00
PRFEE	1.00
MOREL	5.00
CFEE	2.00
TOTAL	284.00
CHECK	284.00

04/05/99 C1 14:25 0001 7454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446486