0581624

REFERENCE

99 MAY -3 PM 1:40

REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 40837
Dav. Co. File: Box 8

BOOK 11458 PG. 446

ADDRESS NEW OWNER:

Gary Flamberg
810 Bellevue Road, #295
Nashville, Tennessee 37221

RESPONSIBLE FOR TAX PAYMENT:

First Republic Mortgage Corporation
3212 West End Avenue, Suite 500
Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: 142-6-B-295

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 69500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles H. Watkins, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Flamberg,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Building No. 55. Unit No. 295 and Garage No. G 295 also known as Garage No. 2, of "Peppertree," Creekside Meadows Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on the plan of record in Book 4675, pages 128-130, said Register's Office, to which source reference is hereby made for more complete details of description together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium,

BEING the same property conveyed to Charles H. Watkins, Jr. and wife, Johnnie L. Watkins, by deed from The Peppertree Company, a Tennessee Limited Partnership, with the Bellevue Company, a Tennessee Corporation, of record in Book 6029, page 592, said Register's Office. Johnnie L. Watkins has since died, thereby leaving Charles H. Watkins, Jr. as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 128-130, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4834, page, 257, Book 4984, page 174, Book 5045, page 800, Book 5259, page 5, Book 6535, page 723, Book 5086, page 80, Book 6237, page 644, Book 6535, page 724, Book 6874, page 354 and Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This instrument is executed on behalf of Charles H. Watkins, Jr. by Paula Burtch as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 810 Bellevue Road, #295, 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 said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1999.

Charles H. Watkins, Jr.

Charles H. Watkins, Jr., By: Paula Burtch, Atty-In-Fact

BOOK 11458 PG. 447

State of Tennessee
County of Davidson

On this 30th day of April, 1999, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 69500.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1999.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

Wldoc · Deed Wty—12/92

State of Tennessee
County of Davidson

BOOK 11458 PG. 448

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula Burtch**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Charles H. Watkins, Jr.**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Charles H. Watkins, Jr.

TO: Gary Flamberg

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Paula Burtch
Paula Burtch, Affiant

Sworn to and subscribed before me this

30th day of April, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

99 APR 30 PM 03:39

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11458 PG. 449

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

0581624

(OPTIONAL) REFERENCE

99 MAY -3 PM 1:40

REGISTER
DAVIDSON COUNTY, TN

AMT $9500.00
CON TX 257.15
PRFEE 1.00
MBEED 12.00
CFEE 3.00
TOTAL 272.15
CHECK 272.15

05/03/99 01 13:43 0301 0406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455100