Davidson County DEEDWARR
Recvd: 07/06/01 16:01 2pgs
Fees:13.00 Taxes:291.93

20010706-0072543

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Karen L. Cressman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 1-23-04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Cressman	Bank of America	MAP 142-06
(NAME)	(NAME)	
810 Bellevue Road	6200 Gateway	GROUP A
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Cypress, CA 90630-4842	PARCEL 306.00-CO
(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, Nancy C. Walker (formerly known as Nancy C. Conklin)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Cressman

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, TN, being Lot No. 306 on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, Pages 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80; Book 5259, Page 5, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy C. Conklin, unmarried by deed from Joann R. Shearin and husband, Mark P. Shearin of record in Book 9643, Page 311, Register's Office for Davidson County, Tennessee. The said Nancy C. Conklin having sinced married and is now known as Nancy C. Walker.

This conveyance is subject to the following: Taxes for the year 2001 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4675, page 128 through 130; Master Deed of record in Book 4834, Page 257, amended in Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6874, Page 354; Book 7610, Page 973; By-Laws in Book 4834, Page 297, amended in Book 6237, Page 644; Book 6535, Page 724; Charter in Book 4836, Page 610; all of record in the Register's Office for Davidson County, Tennessee.
Steven R. Walker joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of*

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Nancy C. Walker (formerly known as Nancy C. Conklin)

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 our hand S this 29th day of June, 2001

Nancy C. Walker

Steven R. Walker

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy C. Walker (formerly known as Nancy C. Conklin) and husband, Steven R. Walker

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that shey executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of June, 2004

Commission expires 3/18/2023

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires March 18, 2003

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 _____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Nancy C. Walker

TO

Karen Cressman

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027