PICK-UP

Davidson County DEEDWARR
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This document was prepared by:
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4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL #
DOUGLAS L. VAN ARDSDALE 810 BELLEVUE ROAD, UNIT #126 NASHVILLE, TN 37221	SAME	MAP 142-6A PARCEL 126

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **DOUGLAS L. VAN ARDSDALE,** an unmarried person, hereinafter referred to as Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, we, the Grantors, **MARYLU S. TAYLOR and husband, OSCAR LEE TAYLOR**, the said Oscar Lee Taylor joins in this conveyance to waive any and all rights he may have by statute or otherwise in said property as the spouse of the fee simple title holder, have this day bargained and sold, and do hereby transfer and convey unto the said **DOUGLAS L. VAN ARDSDALE**, the Grantee herein, his heirs, successors and assigns, certain real estate and improvements in Davidson County, Tennessee, as follows:

> Being building No. 7, Unit 126, and Garage No. 4, on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee, together with all fixtures, appliances, wall coverings, 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, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and 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 Oscar Lee Taylor and wife, Marylu S. Taylor by deed of record in Book 6019, page 505; and subsequently, Oscar Lee Taylor conveying his interest in said property to Marylu S. Taylor by quitclaim deed recorded in Book 9086, page 28, of the Register's Office for Davidson County, Tennessee.

This is improved property known as 810 Bellevue Road, Unit 126, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. 2001 taxes in the amount of $680.00 are a lien against the property and have been prorated among the parties at closing. Said taxes have been withheld from Grantors at closing and Grantee will be responsible for paying 2001 property taxes when they become due;

2. Limitations and conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated 64-2701 et seq.;

3. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Creekside Meadows Condominiums, of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page

800, Book 5086, page 80, and Book 5259, page 5, Register's Office for Davidson County, Tennessee.

4. Title to that portion of the premises lying within the boundaries or right-of-way of any highways or roads;

5. Reservations, exceptions, right-of-way, easements, covenants, restrictions, conditions, liens, and other matters of record; and

6. Applicable zoning and building laws and ordinances.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness our hands this 17th day of AUGUST, 2001.

GRANTORS:

Marylu S. Taylor
MARYLU S. TAYLOR

Oscar Lee Taylor
OSCAR LEE TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $67,800.00. Subscribed and sworn to before me, this the 17th day of August, 2001.

AFFIANT

NOTARY PUBLIC

My commission expires: 9/28/02

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Ronald H. Bice Jr, a Notary Public in and for said County and State, the within named **MARYLU S. TAYLOR and husband, OSCAR LEE TAYLOR**, 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 official seal at Nashville, Tennessee, this 17th day of AUGUST, 2001.

Ronald H. Bice Jr
NOTARY PUBLIC
My commission expires: 11-24-01