Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6020148

Davidson County DEEDWARR
Recvd: 06/06/02 09:48 3pgs
Fees:18.00 Taxes:254.93
20020606-0068731

Return To:
ELITE TITLE COMPANY LLC
109 WESTPARK DRIVE SUITE 100
BRENTWOOD, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reginald B. Edwards and wife, Debra B. Edwards,** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Floyd A. Mottola** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 5th day of June, 2002.

Reginald B. Edwards

Debra B. Edwards, as tenants b

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Reginald B. Edwards and wife, Debra B. Edwards, as tenants b** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 5th day of June, 2002

Notary Public Holly Leigh Grant

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $68,900.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant Blythe Sanders

Subscribed and sworn to before me this 5th day of June, 2002.

Holly Leigh Grant
Notary Public Holly Leigh Grant

My Commission Expires: 5-22-04

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
Williamson County, Tenn.

MAP AND PARCEL NUMBERS: 142-06-0-B 268.00CO

ADDRESS NEW OWNER:
810 Bellevue Rd #268
Nashville, TN 37221

SEND TAX BILLS TO THE SAME ADDRESS

EXHIBIT "A"

Land in Davidson County, Tennessee, being Building 48, Unit 268, and Garage No. 1 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 the fixtures, appliances, wallcoverings, carports 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, and the Charter of Creekside Meadows Associations, Inc., of record in Book 4836, Page 610, Register's Office for Davidson County, to which
reference is made for a more complete description.

Being the same property conveyed to The CIT Group/Consumer Finance, Inc. by Substitute Trustee's Deed from Fred W. Beesley, Jr. Substitute Trustee, dated 4-2-2001 and recorded 4-2-2001, of record in Instrument #200104020031591, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Reginald B. Edwards and wife Debra B. Edwards, as tenants by the entirety, from The CIT Group/Consumer Finance, Inc. by Special Warranty Deed dated 1-7-02 and recorded 1-11-02 of record in Instrument No. 200201110004736, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matter of record on plat in Plat Book 4675, Pages 128-130, Register's Office for Davidson County.

This conveyance is subject to all zoning regulations, building restrictions, easements, rights to public utilities, or other governmental regulations applicable to the foregoing property. The current year taxes have been prorated and are assumed by the grantee(s).