Davidson County DEEDWARR
Recvd: 11/19/02 08:05 2pgs
Fees:13.00 Taxes:180.93
20021119-0142979

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
311 WHITE BRIDGE ROAD
NASHVILLE, TENNESSEE 37209
MCTE00000319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by HAL WILSON, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, MARY ELAINE TOTTY, have bargained and sold, and by these presents do transfer and convey unto the said HAL WILSON, his heirs and assigns, a certain tract or parcel of land as follows:

Building No. 52, Unit #284 and Garage No. 1 and 2 on the plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675, Page 128-130, 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, Page 257 through 312, as amended in Book 4984, Page 174, in Book 5045, Page 800, in Book 5086, Page 80, in Book 5259, Page 5, in Book 6237, Page 644, in Book 6535, Page 723 and 724, in Book 6874, Page 354, and in Book 7610, Page 973, and the Charter at Book 4836, Page 610, all in said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary Elaine Totty by Personal Representative's Quitclaim Deed from Mary Elaine Totty as Personal Representative of the Estate of Steven F. Crutcher, of record in Instrument No. 20021007-0121960, Register's Office for Davidson County, Tennessee.

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said HAL WILSON, his heirs and assigns, forever. And I do covenant with the said HAL WILSON, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said HAL WILSON, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 13th day of November, 2002.

Mary Elaine Totty

MARY ELAINE TOTTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MARY ELAINE TOTTY,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 13th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIP NOTARY PUBLIC AT LARGE SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $48,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of November, 2002.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIP NOTARY PUBLIC AT LARGE SUMNER COUNTY

MAP 142-06-0-B
PARCEL 284.00

ADDRESS OF NEW OWNERS:
HAL WILSON
302 42nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:

SAME