PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 03/11/04 14:12 2pgs
Fees:13.00 Taxes:292.30
20040311-0028272

W & I Ref:(KM) Title No: 45397
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Linda G. Cross 810 Bellevue Road #100 Nashville, Tennessee 37221	CTX Mortgage Company ISAOA/ATIMA P.O. Box 199114 Dallas, Texas 75219-9114

TAX MAP-PARCEL NUMBERS: 142-06-A-100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$79,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel J. Cleary and spouse, Elayna K. Cleary**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Linda G. Cross** 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 Unit No. 100 Building No. 1 together with Garage No. 1 of Peppertree Creekside Meadows Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, page 128, 129 and 130 Register's Office for said County, 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 Daniel J. Cleary by deed from The Peppertree Company, a Tennessee limited partnership with The Bellevue Company, a Tennessee Corporation of record in Book 6015, page 744, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Pages 128, 129 and 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 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, Page 723, Book 6535, page 724, Book 6874, page 354, 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 is improved property, known as: 810 Bellevue Road, 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 9th day of March, 2004.

Daniel J. Cleary

Elayna K. Cleary

State of TENNESSEE
County of DAVIDSON

On this 9th day of March, 2004 , before me the undersigned authority, personally appeared Daniel J. Cleary and Elayna K. Cleary , 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.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

My Commission Expires MAY 30, 2004

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $79,000.00

Affiant

Sworn and subscribed before me this the 9th day of March, 2004

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2004