Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,500.00

Andrew Page by Carolyn James Attorney In Fact
Affiant

Subscribed and sworn to before me, this 19th day of August 2004.

Notary Public
My commission expires: 4/21/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Address of New Owner:
Andrew Page
810 Bellevue Rd., #132
Nashville TN 37221-0000

Send Tax Bills to:
Irwin Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46038

Tax Information
142-06-0-A/132.00

Davidson County DEEDWARR
Recvd: 08/20/04 15:00 2 pgs
Fees:13.00 Taxes:294.15
20040820-0101102

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Melissa A. Carr Donelson hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Andrew Page an unmarried person hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Building No. 9, Unit 132 and Garage No. 3 on the plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675 page 128 through 130 Register's Office for Davidson County, Tennessee togehter with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interes 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.

Being the same property conveyed to Melissa A. Carr now known as Melissa Carr Donelson by deed from Warren Thomas Runion of record in Book 10831 page 853 Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2004 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) All matters appearing on plan of "Peppertree" Creekside Meadows Condominiums of record in Book 4675 Page 128, Register's Office for County, Tennessee 4) Covenants, conditions, restrictions, reservation, easemetns liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" and as set forth int he Master Deed recorded in Book 4834 page 257 and amended in Book 4984 page 174; Book 5045 page 800; Book 5086 page 80 and Book 5259 page 5 the premises herein is a condomiinium apartment established pursuant to the provisions of theTennessee Code Annotated, and is sub ject ot the provisions and reqiurements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, waqter, electrical, telephone and other utility easements now or hereafter established over, through or upon theland embracing the regime and builidng thereonl; and also including without limitations all conditions, thereon; and also including without limitations all condtions covenants, resztrrictions, reservations,, options, burdens, assessments, and other undertakings contained in the master "Deed "

establising a horizontal property regime of Creekside Meadows Condominiums and recorded in Book 4835 Page 257 and as amended Register's Ofifce for said county. 5) Charter for Creekside Meadows Homeowners Association of record in Book 4836 Page 610

This property is improved property known as 810 Bellevue Rd., #132, Nashville, Tennessee 37221-0000

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 19th day of August, 2004.

Melissa A. Carr Donelson

David Donelson
Who joins in this conveyance for the sole purpose of conveying any marital interest he may have.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa A. Carr Donelson and David Donelson, the bargainor(s), 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 Brentwood, Tennessee, this 19th day of August, 2004.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04525

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON

AMY CROSS NANCE NOTARY PUBLIC WILLIAMSON