WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/05 13:05 2 pgs
Fees:13.00 Taxes:305.25

20050112-0004587

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $ 82,500.00

Melissa Woodward
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 22 DAY OF December, 2004

NOTARY PUBLIC

MY COMMISION EXPIRES 3/17/07

(AFFIX SEAL) LISA M. VANCE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane Madison TN 37115

Address New Owner(s) As Follows: Charles Jones	Send Tax Bills To: Same as Owner	Map and Parcel Number: 142-6-O-A-120-CO
PO Box 1126	Same as new owner	Group
Mt Juliet TN 37121		Parcel
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christine Gragson**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Jones**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN MONTGOMERY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

Building No. 6, Unit No. 120, and Garage No(s). 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 ("RODC") 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 eed and By-Laws of record in Book 4834, pages 257 through 312, as amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, and Book 5259, page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, RODC.

This is improved property known as Unit 120, 810 Bellvue Road, Nashville, Tennessee 37221.

Being the same property conveyed to George N. Gragson and wife, Christine Gragson by Warranty Deed from The Peppertree Company dated 02/21/83 and filed for record 03/04/83 in Book 6015, page 757, Register's Office for Davidson County, Tennessee. *said George N. Gragson since deceased*

Subject to all matters of record in Plat Book 4675 Page 128-130 said Registers Office. Charter for HOA in Book 4836 Page 610. Subject to Master Deed and By Laws

( )Unimproved
This is (x)Improved property known at 810 Bellevue Road Unit 120 Nashville TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, 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 TH day of December, 2004

Christine Gragson Christine Gragson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Lisa Vaske, a Notary Public in and for said County and State, the within named Chrisitne Gragson the within named bargainor _____, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County
This 22 day of December, 2004

Notary Public

My Commission Expires: 3/17/07

LISA M. VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF

Before me the undersigned, a Notary Public for the State and County aforesaid, person_____ the within named bargainor, and that sh being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by herself as

Witness my hand and seal, at office in , Tennessee, this _____ day of _____, 2004

Notary Public

My Commission Expires:_____