(1)

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(gj) Title No: 46117
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 02/10/05 14:58 2 pgs
Fees:13.00 Taxes:277.13
20050210-0015707

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret E. Cox 810 Bellevue Road #232 Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142-06-A-232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$74,900.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa N. Sparks , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret E. Cox** 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. 232 Building 37, together with the garage designated Nos. 1 and 2 in horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675 pages 128-130 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.
*of Peppertree - Creekside Meadows Condominiums

Being the same property conveyed to Lisa N. Sparks, unmarried, by deed from Baqar A. Husaini, unmarried of record in Book 9910, page 524, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2005, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Pages 128-130, 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 #232, 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 28th day of January, 2005.

Lisa N. Sparks

State of TENNESSEE
County of DAVIDSON

On this 28th day of January, 2005 , before me the undersigned authority, personally appeared Lisa N. Sparks, 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: 3/25/06

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $74,900.00

Georgette R. Kinsey
Affiant

Sworn and subscribed before me this the 28th day of January, 2005

My Commission Expires: 7/25/2005

ANN M. LEDE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Notary Public