Davidson County DEEDWARR
Recvd: 06/09/05 11:14 2 pg
Fees:13.00 Taxes:278.98
20050609-0066004

Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
Janice M. Wilkerson 810 Bellevue Rd. #261 Nashville TN 37221	Same	Southeast Title 555 Marriott Drive, S-170 Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $75,400.00

Affiant

Subscribed and sworn to before me on 05/20/05.

Notary Public

BYTHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires Nov. 25, 2006

Map & Parcel No.
162-04-0-B-261.00

Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Veronica K. Ivey, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Janice M. Wilkerson, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Building No. 46, Unit No. 261, and Garage No(s). 1 & 2, on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4875, 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 Deed 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 45389, Page 810, RODC.

Being the same property conveyed to Veronica K. Ivey by virtue of a Quitclaim Deed dated October 28, 2001, from Lori Ivey, of record as Instrument No. 20011127-0129553, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Veronica K. Ivey and William S. Ivey and wife, Lori Ivey, by virtue of a Warranty Deed dated November 11, 1994, from E. Robert Wells and wife, Addie L. Wells, of record in Book 9518, Page 637, said Register's Office. Said William S. Ivey is now deceased.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 810 Bellevue Rd. #261, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and binds herself and her heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on 05/20/05.

Veronica K. Ivey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Veronica K. Ivey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2005.

Notary Public

GIB VAN DER HEYDEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES 05/30/2007

My Commission Expires: