Davidson County DEEDWARR
Recvd: 06/20/05 12:51 2 pgs
Fees:13.00 Taxes:310.43

20050620-0070359

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43962

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$83,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS **15th DAY OF JUNE, 2005.**

Notary Public

MY COMMISSION EXPIRES: 11-2-08

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
DANIEL J. STAFFORD	**UNION PLANTERS BANK, N.A.**	**142-6-A-121**
810 Bellevue Road, #161	**d/b/a Regions Mortgage**	**9D 67061**
Nashville, TN 37221	**P. O. Box 11026**	
	Orange, CA 92856-8126	

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, **I, NILA GALE PERRY, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. STAFFORD, An Unmarried Man**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson county, Tennessee, being Building 16, Unit 161, on the Plan of "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, amended in Book 7610, page 973, said Register's Office, as provided by Tennessee Code Annotated 64-2701, et seq., and as shown on the Plat of "Peppertree", Creekside Meadows Condominiums, as recorded in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one two hundred and thirteenth (1/213th) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, amended in Book 7610, page 973, said Register's Office, and subject to all the terms, conditions and restrictions contained therein. Garage space 161G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, amended in Book 7610, page 973, and shown on the plan of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, and included for the exclusive use of the Grantee.

Being the same property conveyed to Nila Gale Perry, Unmarried, by deed from Carl R. Arwood, Unmarried, of record in Instrument Number 20010503-0045316, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

This property is improved (X) known as 810 Bellevue Road, #161, Nashville, TN 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 GRANTEES, their heirs and assigns forever, and we do 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 unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 15th **day of June, 2005.**

NILA GALE PERRY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named NINA GALE PERRY, Unmarried, the bargainor, 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 the 15th **day of June, 2005.**

NOTARY PUBLIC

My Commission Expires: 3/25/06

NOTARY PUBLIC AT LARGE