This Instrument Prepared by, & Return To:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $91,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2005

Notary Public
My commission expires: 03/19/2006

CHARLES E. REED NOTARY PUBLIC AT LARGE RUTHERFORD CO., TN

Davidson County DEEDWARR
Recvd: 10/03/05 16:13 2 pgs
Fees:13.00 Taxes:338.55
20051003-0118831

Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Leslie A. Barr 810 Bellevue Rd Apt 144 Nashville, TN 37221-2732	NEW OWNER	142.06.0/A/144.0

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dan Frantz, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Leslie A. Barr, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, being Unit No. 144, Building 12 on the Plan of Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee and of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

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 and its Amendments of record and subject to all the terms, conditions, and restrictions contained therein.

Garage space 144-G a/k/a Garage 3 and the other limited common elements as provided by the Master Deed and its Amendments of record and shown on the Plat of record are included for the exclusive use of the Grantee.

Being the same property conveyed to Dan Frantz, by Warranty Deed from Carson P. Kemp, of record as Instrument No. 20040804-0093835, dated July 30, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2005 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Creekside Meadows Cond, Section of record , Register's Office for Davidson County, Tennessee.
3. Covenants and restrictions set forth in Master Deed of record in Book 4834, Page 257, amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee.
4. Covenants and restrictions set forth in the Charter of Creekside Meadows Association, Inc. of record in Book 4836, Page 610, and amended in Book 6237, Page 644 and Book 6535, Page 724, Register's Office for Davidson County, Tennessee.
5. All matters of record in the Register's Office of Davidson County, Tennessee.

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, his/her/their heirs and assigns, forever. Grantor covenants with Grantee that Grantor is 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 does further covenant and bind him/her/themselves, his/her/their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his/her/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.

This property is improved property known as: 810 Bellevue Rd Apt 144, Nashville, TN 37221-2732.

WITNESS my hand this 23rd day of September, 2005.

Dan Frantz

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 Dan Frantz, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of September, 2005.

Notary Public

My Commission expires: 03/19/2006

