Box 8

This Instrument Prepared by:

Davidson County DEEDWARR
Recvd: 10/12/05 15:21 3 pgs
Fees:18.00 Taxes:307.10



20051012-0123173

Prepared By:
A. Harrison Johnson, Jr., Attorney
401 Church Street, Suite 2600
Nashville, TN 37219
Telephone: (615) 259-9337
Facsimile: (615) 242-0124

New Owner's Name and Address:	Mail Tax Notices to:	Tax Map and Parcel#:
Drew Tipton 810 Bellevue Rd., Condominium 279 Nashville TN 37221	SunTrust Mortgage P.O. Box 79041 Baltimore, MD 21279	142-06-0B-279.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $83,000.00.

Jennifer Hanchey
Affiant

DEBORAH H. BERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 12th day of October, 2005.

Deborah H Berry
Notary Public (affix seal) My Commission expires: 3/25/06

WARRANTY DEED

THIS DEED is made on October 12, 2005, by and between R. Jackson Brewer and wife, Ruth J. Brewer (the "Grantors"), and Drew Tipton ("Grantees").

WITNESSETH: THAT, For and in consideration of the sum of $10.00 and other good and valuable considerations, in hand paid to the Grantors, receipt whereof is hereby acknowledged, the Grantors herein have bargained and sold to the Grantees, and do hereby bargain, sell and convey unto Drew Tipton and his heirs, administrators and assigns ("Grantee"), the following described "Property" located in Davidson County, Tennessee:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 279, Building No.50 and Garage Space No. 279G, of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime established pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominiums.

Being the same property conveyed to the Grantors by deed dated June 14, 1999, of record in Book 11528, page 779, said Register's Office.

Said Property is improved property, having an address at 810 Bellevue Road, Condominium # 279, Nashville Tennessee 37221 (County of Davidson) (the "Property Address" herein).

TOGETHER WITH all easements, rights, hereditaments and appurtenances, now or hereafter a part of the Property.

TO HAVE AND TO HOLD the said Property, with all the easements, rights, appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto the Grantee, and the Grantee's heirs, administrators and assigns, in fee simple forever.

And, the Grantors do covenant with the Grantee, that they are lawfully seized of the said Property in fee simple, have the good right to convey it, and that the Property is unencumbered, except for these Exceptions:

1. 2005 real estate taxes, which have prorated at closing and assumed by the Grantee.

2. 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 6535, page 723, Book 6874, page 354, Book 6237, page 644, and Book 6535, page 724, Book 7610, page 973, said Register's Office.

3. Charter for the Homeowner's Association of record in Book 4836, page 610, said Register's Office.

4. Sanitary sewer / storm sewer, drainage, and water main Easement of record in Instrument No. 20040603-0065549, said Register's Office.

5. Agreement of record in Book 5519, page 80, said Register's Office.

6. All matters shown on plat of record in Plat Book 4675, pages 128-130, said Register's Office.

And, the Grantors do covenant and bind themselves, their heirs, administrators and assigns, to warrant and forever defend the title to the Property to the said Grantee, and his heirs, administrators and assigns, against all lawful claims and demands of all persons, subject to the above Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this deed as of this the 12th day of October, 2005.

R. Jackson Brewer

R. Jackson Brewer

Ruth J. Brewer

Ruth J. Brewer

Individual Acknowledgements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 12th day of October, 2005, before me personally appeared R. Jackson Brewer and wife, Ruth J. Brewer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/ such person (or persons) executed the same as his/her/such person's free act and deed.

Witness my hand and seal at Nashville, Tennessee, the day and year set forth above.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

DEBRA MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007