03

Realty Title
78-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/05 08:49 2 pgs
Fees:13.00 Taxes:266.40
20051220-0152254

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Elaine Tate McCullough**
Address PO BOX 252
City/State/Zip DRUMMONDS, TN 38023

SEND TAX BILLS TO:
Name NEW OWNER
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Jana D. Talbot, An Unmarried Woman ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Elaine Tate McCullough and Ellen T. Pairmore, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE,** more particularly described as follows:

Land located in Davidson County, Tennessee, Being described as follows:

Building No. 14, Unit 151, and Garage No. 1 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee,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, Book 5259, page 5, Book 6874, page 354 and Book 7610, page 973, Register's Office for Davidson County, Tennessee, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, Register's Office for Davidson County, Tennessee..

Being the same property conveyed to Jana Talbot by deed from Rebecca H. Talbot, dated June 13, 1984, of record in Book 6315, page 342, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 142 Group 6A Parcel 151CO

This is improved property known as: 810 Bellevue Road Unit 151, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **14th** day of **December, 2005.**

Jana D. Talbot

Jana D. Talbot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Jana D. Talbot** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **14th** day of **December, 2005.**

Commission expires 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew
Notary Public

SKS Vision Form SDD01TN Rev. 07/08/96

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is $72,000.00

Affiant P Kalell

Subscribed and sworn to before me, this the 14th day of December,2005.

My commission expires: 2/22/2009

Diane K. Mann
Notary Public - Register

