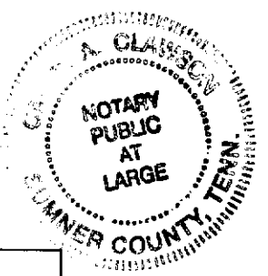
This Instrument Prepared by:
Charles E. Reed, Attorney at Law
325 Plus Park Blvd., Suite 203
Nashville, TN 37217
Telephone: (615) 365-4014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $69,000.00

Lydia Reaves
Affiant

Subscribed and sworn to before me, this 30th day of December, 2005

Carol A Clawson
Notary Public
My commission expires: 6-6-06



Address of New Owner:	Send Tax Bills to:	Assessor's Parcel ID:
Matthew Hawkins 810 Bellevue Rd, Apt 220 Nashville, TN	NEW OWNER	142.06-OB-220.00 CO

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, Nancy Acosta (formerly known as Nancy A. Graffagnino), hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Matthew L. Hawkins, unmarried, hereinafter called the Grantee, his/her/their heirs and assigns, the real property, together with all improvements located thereon, described as follows:

Land located in Davidson County, Tennessee, being a certain condominium unit described as Building 34, Unit No. 220, on the Plan of Peppertree, Creekside Meadows Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

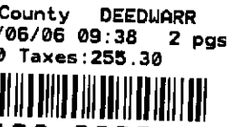
Also included is an unencumbered, undivided one-two hundred and thirteenth (1/213th) of all the general common elements, and garage space 220-G and the other limited common elements, all as provided by the Master Deed of record in Book 4834, Page 257, as amended in Book 4984, Page 174; Book 5045, Page 800; Book 5086, Page 80; Book 5259, Page 5; Book 6237, Page 644; Book 6535, Page 724; Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, and by the Plat of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, and subject to all the terms, conditions, and restrictions contained therein.

Being the same property conveyed to Nancy A. Graffagnino, by Warranty Deed from Sherry King and husband, James W. Nickerson, Jr., of record as Instrument No. 20001005-0098973, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Year 2006 taxes, a lien not yet due and payable, accrued taxes, and taxes for subsequent years.
2. All matters appearing on the plan of Peppertree, Creekside Meadows Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 4675, Pages 128-130, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.
3. Covenants and restrictions set forth in Master Deed of record in Book 4834, Page 257, 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.
4. All matters of record in the Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/06/06 09:38 2 pgs
Fees:13.00 Taxes:255.30



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. 220, Nashville, TN.

WITNESS my hand this 30th day of December, 2005.

Nancy Acosta

Nancy Acosta
formerly known as
Nancy A. Groffagnino

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Acosta, 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 30th day of December, 2005.

Notary Public

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

My Commission expires: 03/19/2006

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067