WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/15/09
(AFFIX SEAL)

CHEATHAM COUNTY, TENN. NOTARY PUBLIC AT LARGE CAROL T. BAKER

P-06-#107

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Ivie	New Owner	
810 Bellevue Rd., #107	(NAME)	142-6-A-107 CO
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ASHLEY J. BYRON, UNMARRIED, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PEGGY IVIE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being Building #2, Unit No. 107 and Garage No. 4 on the Plan of Peppertree Creekside Meadows Condominiums of record in Book 4675 pages 138-130, Register's Office of Davidson County, TN, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, subject to the covenants and restrictions set forth in the master deed and by-laws of record in Book 4834 pages 257-312, and amendments thereto of record in Book 4984 page 174, Book 5045 page 800, said Register's Office, and the Charter of Creekside Meadows Association, Inc.
Being the same property conveyed to Ashley J. Byron, unmarried, by Deed dated 8/20/2001 in Instrument #200109030096557, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Rd., #107, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 09/06/06 13:01 2 pgs
Fees:13.00 Taxes:323.75
20060906-0110099

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/our hand(s) this 1st day of September, 2006.

Ashley J. Byron

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Ashley J. Byron, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of September, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CHEATHAM COUNTY, TENN. NOTARY PUBLIC AT LARGE CAROL T. BAKER

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800