Prepared by: Ballew & Freeman, Attys, P.O. Box 1368, Madison, TN 37115
from information provided by the parties.

WARRANTY DEED

BOOK 7082 PAGE 761

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Herbert H. Peppers et ux (NAME)	Same (NAME)	51-16-5-36
117 Ellington Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged;

BRANDON PROPERTIES, INC., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said

Herbert H. Peppers and wife, Dorothy Peppers

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit No. 117 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brandon Properties, Inc., a Tennessee Corporation, by deed from Larry L. Westbrook, Trustee, of record in Book 6694, page 19, Register's Office for Davidson County, Tennessee.

7.50 1.50** IDENTIFICATION REFERENCE

RECEIVED FOR RECORD 12-24-86 2:39 PM
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 54,000.00

Affiant

Subscribed and sworn to before me this the 23 *day of* Dec. 19 86

My commission expires: 4-12-89 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 117 Ellington Place, Madison, Tennessee 37115 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except 1986 property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 2 *day of* Dec *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BRANDON PROPERTIES, INC.

By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7082 PAGE 762

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidince), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Dennis Brandon, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Brandon Properties, Inc., *the within named bargainor, a corporation, and that* he *he as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Brentwood, Tennessee
this 23 *day of* Dec *19*86

Commission expires 11-12-89 _____ *Notary Public*

**The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisins and requirement thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenants, restrictions, options, burderns, liens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Ellington Place Condominiums, of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto.

WARRANTY DEED

FROM
Brandon Properties, Inc.

TO
Herbert H. Peppers
Dorothy Peppers

B1019

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7082 PAGE 763

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

540 [illegible] SALE
157.20 CONVEY
.50 DEED
6.00 MORTGAGE
CHECK 157.70
14CSM12/29/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.8.1.6

IDENTIFICATION REFERENCE

DEC 29 2 44 PM '86
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 27156