BOOK 7955 PAGE 526

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,442.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES: September 26, 1992
(AFFIX SEAL)

File 694
Box 86

THIS INSTRUMENT WAS PREPARED BY

Loffi and Associates, 1st Amer, 18th Floor, 1st American Center, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Edward Lee Kennedy	National City Mortgage Company	149-5A
(NAME)	(NAME)	
120 Pepper Ridge	3232 Newmark Drive	120
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Miamisburg, Ohio 45342	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary E. Lutes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Lee Kennedy and wife, Joyce Michelle Kennedy

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being Unit No. 120 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pke, Antioch, Davidson County, Tennessee, as shown on the plan of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Pepper Ridge Condominiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, said Register's Office, and by Annexation of Land of record in Book 7572, page 222, said Register's Office are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Mary E. Lutes by deed from H. M. Properties, Inc., a Tennessee Corporation, of record in Book 7589, page 212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Pepper Ridge Condominiums of record in Book 7466, page 248, Register's Office for Davidson County, Tennessee, and to all items contained on the plat of Pepper Ridge Condominiums recorded as "Exhibit A" to Annexation of Land of Record in Book 7572, page 222, all in said Register's Office.

unimproved ( )
This is improved (X) property, known as 120 Pepper Ridge, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 25th day of September 19 89

X Mary E. Lutes
Mary E. Lutes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Lutes

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 19 89

Commission expires September 26, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who

his oath himself

upon (their several oaths) acknowledged (themselves) to be the and respectively of the within named bargainor and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
Mary E. Lutes

TO
Edward Lee Kennedy and wife, Joyce Michelle Kennedy

RETURN TO:

Loffi and Associates, 1st Amer
18th Floor, 1st American Center
Nashville, TN 37238

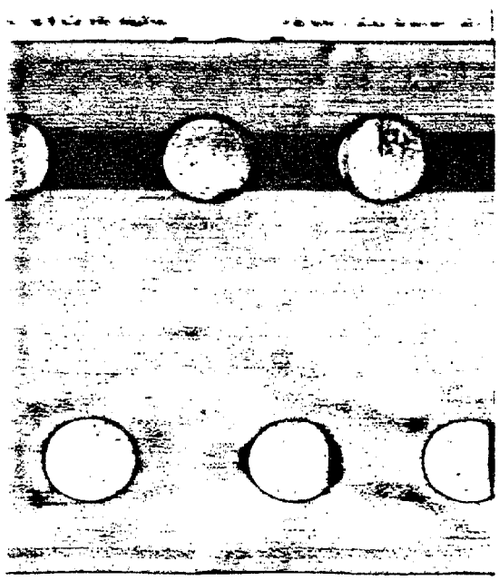
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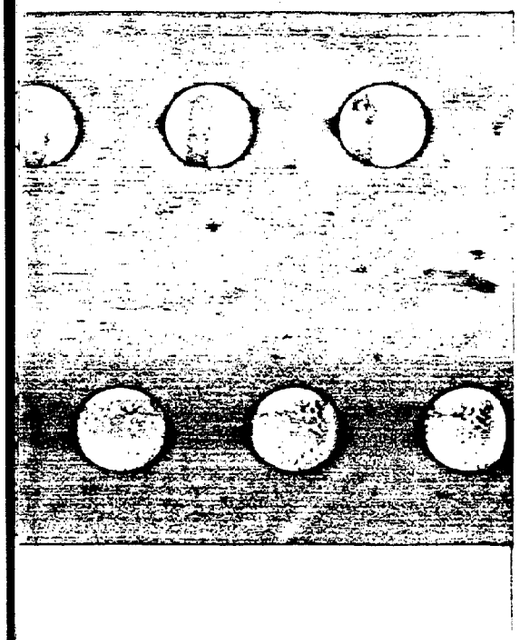
IDENTIFICATION REFERENCE

Oct 5 2 03 PM '89

DAVIDSON COUNTY, TN

3370 10/05 0101 03CHECK 272.32





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	80442.18
CON TX	265.32
PRFEE	1.00
MISC	6.00
TOTAL	272.32
CHECK	272.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/05/88 01 14:07 0001 3370

7.2049

IDENTIFI REFERENCE

OCT 5 2 05 PM '88

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 255570