G#6831-4

FILE IN BOX #14

BOOK 8267 PAGE 874

Name and Address of Owner(s):
Ron S. Clark and wife, Sandra Kay
216 Pepper Ridge Circle
Antioch, TN 37013

Prepared By:
Blankenship and Blankenship
815 South Church Street
Murfreesboro, TN 37130

Send Tax Bills to:
SOVRAN MORTGAGE CORPORATION
201 East Cary Street
Richmond, Virginia 23219-3736

Map and Parcel Nos.:
Map No. 149-5-A
Parcel No. 216
Field Book No. 2DU-70850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, H M PROPERTIES, INC., a Tennessee corporation, hereinafter called the Grantor, its successors and assigns, has this day bargained and sold, and by these presents does transfer and convey unto RON S. CLARK and wife, Sandra Kay Clark, hereinafter called the Grantees, their heirs and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 216 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Corrected, Amended and Restated Second Annexation of Land of Pepper Ridge Condominiums, Phase III, of record in Book 8026, page 588, of the Register's office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase III, of record in Book 7900, page 42, and corrected in Book 8163, page 839, all in said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, 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 Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, page 588, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being a part of the same property conveyed to H M Properties, Inc., by deed from Harold Moore and wife, Elizabeth P. Moore, of record in Book 7412, page 517, Register's Office for Davidson County, Tennessee, and submitted to the regime of Pepper Ridge Condominiums by deed of record in Book 7466, page 248, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, page 588, all of said Register's Office.

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 of record in Book 7900, page 42, and corrected in Book 8163, page 839, all in said Register's Office.

This is improved property known as 216 Pepper Ridge Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with the said Grantees that it is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1990 real property taxes, which taxes are to be prorated between the parties herein and which Grantees agree to pay, and except as otherwise set out herein. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said real estate 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 31st day of December, 1990.

H M PROPERTIES, INC.

by: Russ Chandler
Russ Chandler, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, this 31st day of December, 1990.

Notary Public

My commission expires: 11/10/91

A F F I D A V I T

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $81,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this 31st day of December, 1990

Notary Public

My commission expires: 11/10/91

83038

IDENTIF. REFERENCE

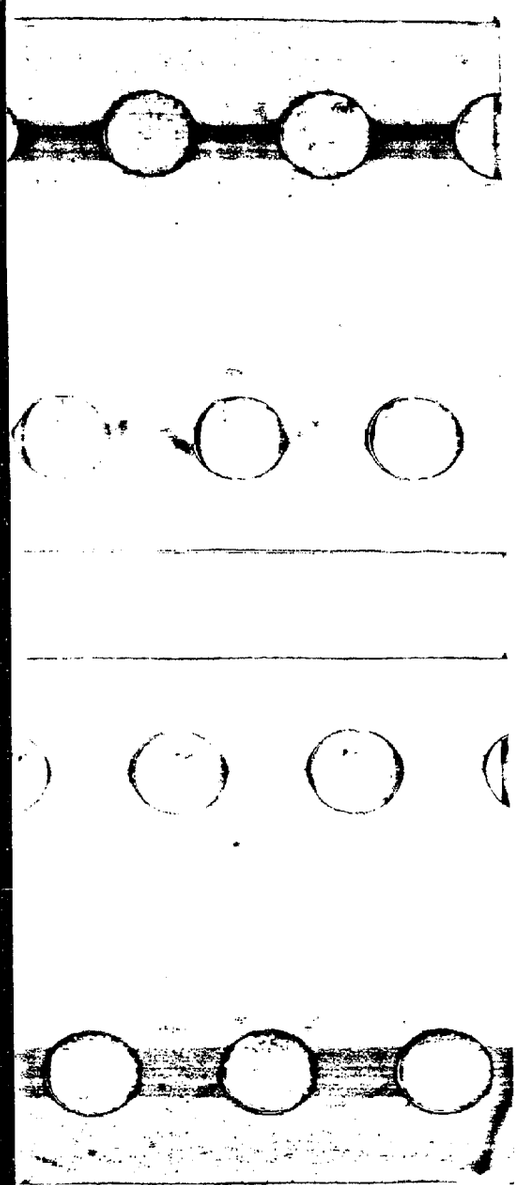
JAN 2 3 14 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

2013 01/02 0101 03CHECK 277.30

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8267 PAGE 877

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 81000.00
				CON TX 267.30
				PRFEE 1.00
				WDEED 9.00
				TOTAL 277.30
				CHECK 277.30
01/02/91	01			15:12 0001 2013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83038

IDENTIF. TREFERENCE

JAN 2 3 14 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 385928