SEND TAX BILLS TO:

MR. + MRS. JOHN H. SAPPER
316 FOREST OAK DRIVE
KNOXVILLE, TN 37919

ADDRESS OF NEW OWNER(S):

"SAME"

BOOK 8276 PAGE 482

THIS INSTRUMENT PREPARED BY:
RODNEY V. AHLES, P.C.
ATTORNEY AT LAW
225 EAST MARKET STREET
P. O. BOX 765
LEBANON, TENNESSEE 37088-0765

Mail

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 14th day of Jan 19 91

NOTARY PUBLIC

My Comm. Exp: 9-24-94

MAP: GR: PAR: 86-06-0A-525.00-C0

IMPROVED: X,

BENITA BARRETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D E E D

FOR AND IN CONSIDERATION of the sum of Forty Thousand Dollars ($40,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, DONALD E. TATUM and wife, ANNA M. TATUM, have this day bargained and sold, and by these presents do hereby transfer and convey unto JOHN H. SAPPER and wife, GERDA R. SAPPER, as tenants by the entirety, their heirs and assigns, all of our right, title, and interest in and to the following described tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described as follows:

Being certain condominium apartments in Davidson County, Tennessee, being Unit 525 on the Plan of Condominium Site of Steeplechase Condominiums, as of record in Book 6816, Page 483, as amended in Book 7390, Page 1, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald E. Tatum and wife, Anna M. Tatum, by deed from First Tennessee Bank National Association, dated September 6, 1990, and of record in Book 8194, Page 302, Register's Office for Davidson County, Tennessee.

PURSUANT TO CHAPTER 790 OF THE PUBLIC ACTS OF 1990, NOW CODIFIED AT T.C.A. 6-24-121, THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD IN BOOK 8194, PAGE 302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said Grantees herein, as tenants by the entirety, their heirs and assigns, forever, in fee simple.

WE COVENANT with the said Grantees herein that we are lawfully seized and possessed of the within conveyed property; that we have a good and lawful right to make this conveyance; that the said property is free, clear, and unencumbered, except as herein shown; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 1991 shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay said taxes when they become due, the parties having settled in cash. The real property taxes for all prior years shall paid by the Grantors herein.

MAINTENANCE FEES: The monthly maintenance fees shall be apportioned between the Grantors herein and the Grantees herein as of the date of this deed, with the Grantees herein assuming and agreeing to pay said maintenance fees when they become due, the parties having settled in cash.

ZONING, RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY, ETC.: This conveyance is made subject to any and all zoning regulations, building restrictions, set back lines, if any, easements and rights of way for public utilities applicable to this property, Master Deed for Steeplechase Condominium as of record in Book 6816, Page 483, and By-Laws of record in Book 6816, Page 519, and all matters shown on the recorded plan referred to above.

FLOODING: The property described in this deed of conveyance is not subject to flooding.

POSSESSION: Possession shall be given on or before three (3) days from the date of this deed.

WITNESS OUR HANDS on this the 14th day of January, 1991.

Donald E. Tatum
DONALD E. TATUM

Anna M. Tatum
ANNA M. TATUM

STATE OF TENNESSEE

COUNTY OF WILSON

BOOK 8276 PAGE 484

Personally appeared before me, the undersigned, a Notary Public, DONALD E. TATUM and wife, ANNA M. TATUM, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 1991.

My Commission Expires: 9-21-91

NOTARY PUBLIC

DAVID PENVEL NOTARY PUBLIC WILSON COUNTY, TENN.

86487

IDENTIF. REFERENCE

JAN 15 12 AM '91

WILSON COUNTY, TN.

5915 01/15 0101 03CHECK 142.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8276 PAGE 485

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 9.00
TOTAL 142.00
CHECK 142.00

01/16/91 01 08:32 0001 5915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86487

IDENTIF. REFERENCE

JAN 16 8 32 AM '91

DAVIDSON COUNTY, TN.

No. 389774