BOOK 8630 PAGE 722

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 1992

Notary Public

MY COMMISSION EXPIRES: 3-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kingdon E. Kingsley (NAME)	First American National Bank (NAME)	MAP 149
234 Pepper Ridge Circle (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	GP 5-0-A
Antioch, TN 37013 (CITY) (STATE) (P.O ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	PAR 234

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, H. M. Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kingdon E. Kingsley and wife, Joan-Barbara Kingsley

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.

Unit No. 234 of PEPPER RIDGE CONDOMINIUMS, PHASE II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat 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 a part of the same property conveyed to H M Properties, Inc., by deed from Harold Moore and Elizabeth Moore, of record in Book 7412, page 517, and submitted to the regime of Pepper Ridge Condominiums by Deed of record in Book 7466, page 248, and by Annexation of Land of record in Book 7572, page 222, 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

unimproved ( ) This is improved (XX) property, known as 234 Pepper Ridge Circle, 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 heir 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 covey 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 14th day of May, 1992

H. M. Properties, Inc.

By: Russ Chandler
Russ Chandler, Vice President

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence) the bargainor _____, with whom I am personally acquainted, 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 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Russ Chandler and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who ~~his oath~~ ~~himself~~ (~~they~~ ~~several oaths~~) acknowledged (~~themselves~~) to be the Vice President and _____ respectively of the H. M. Properties, Inc. the within named bargainor, and corporation, and that (he) as such Vice President 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 Russ Chandler as such Vice President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 11th day of May 1992

My commission expires 3-25-95

_____
Notary Public

L 20041
WARRANTY DEED
FROM
H. M. Properties, Inc.
TO
Kingdon E. Kingsley
Joan-Barbara Kingsley
IDENTIF. REFERENCE
MAY 21 9 10 AM '92
FELIX E. WILSON REGISTER
DAVIDSON COUNTY TN.

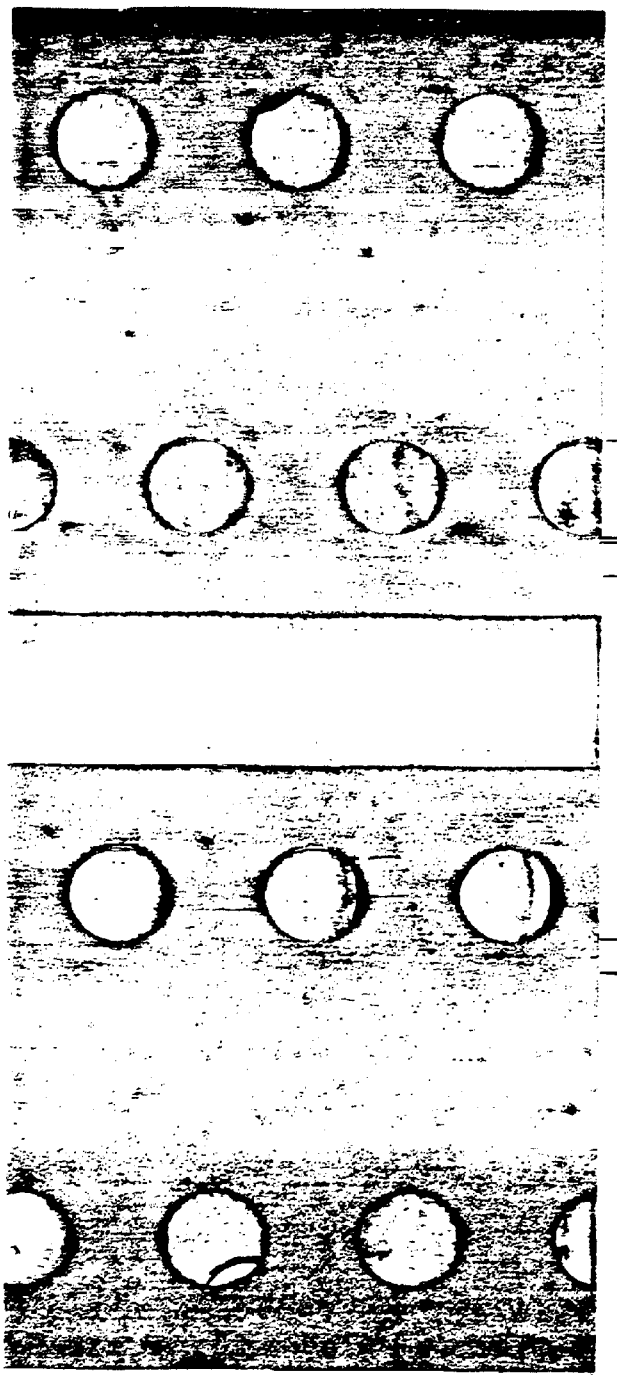
RETURN TO:
METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

CONTUNUTATION OF LEGAL DESCRIPTION

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 Comdominiums recorded as "Exhibit A" to Annexation of Land of record in Book 7572, Page 222,all in said Register's Office.

3716 05/21 0101 03CHECK 299.30



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 6.00
TOTAL 299.30
CHECK 299.30

05/21/92 01 09:10 0001 8716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-2041

IDENTIF. REFERENCE

MAY 21 9 10 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532891