10782 File Box 38

BOOK 8631 PAGE 825

Name and Address of Owner:

Ohio Farmers Insurance Company
One Park Circle, P. O. Box 5001
Westfield Center, OH 44251-5001

Prepared By:

Edward L. Lytle
Attorney at Law
Westfield Center, OH 44251

Send Tax Bills to:

Ohio Farmers Insurance Company
One Park Circle, P. O. Box 5001
Westfield Center, OH 44251-5001
Attn: Controller

Map and Parcel Nos.:

Map No. 149-5-A
Parcel No. 106

9153 05/22 0101 03CHECK 271.55

**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, DARRYL ALLAN CHIDSEY and his wife, CYNTHIA L. CHIDSEY, hereinafter called the Grantors, their heirs and assigns, have this day bargained and sold, and by these presents does transfer and convey unto OHIO FARMERS INSURANCE COMPANY, an Ohio corporation, hereinafter called the Grantee, its successors and assigns, a certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 106 of PEPPER RIDGE CONDOMINIUMS, PHASE I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, Page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of Record in Book 7466, page 248, said Register's Office, to 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, Phase I, contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, 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, said Register's office and subsequently conveyed to Darryl Allan Chidsey by deed from H M Properties, Inc./of record in Book 7871, page 784, said Register's Office.
a Tennessee corporation

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 in the plat of Pepper Ridge Condominiums of record in Plat Book 6900, page 526, all in said Register's Office.

This is improved property known as 106 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 Grantee, its successors and assigns, forever.

Grantors do hereby covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, have a good right to convey it, and the same is unencumbered except for the lien of 1992 real property taxes, which taxes are to be prorated between the parties herein and which Grantee agrees to pay, and except as otherwise set out herein. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors 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** our hands this 28th day of January, 1992.

12426

IDENTIF. TREFERENCE

MAY 22 9 07 AM '92

DAVIDSON COUNTY TN.

Darryl Allan Chidsey
Darryl Allan Chidsey

Cynthia L. Chidsey
Cynthia L. Chidsey

**STATE OF TENNESSEE** )
) SS
**COUNTY OF DAVIDSON** )

On this 28 day of January, 1992, before me personally appeared Darryl Allan Chidsey and Cynthia L. Chidsey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Judy A. Mitchell
Notary Public

My commission expires: March 27, 1993

**STATE OF OHIO** )
) SS
**COUNTY OF MEDINA** )

I do hereby swear or affirm on behalf of Ohio Farmers Insurance Company that the actual consideration for this transfer or value of the property transfered, whichever is greater, is $71,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ohio Farmers Insurance Company

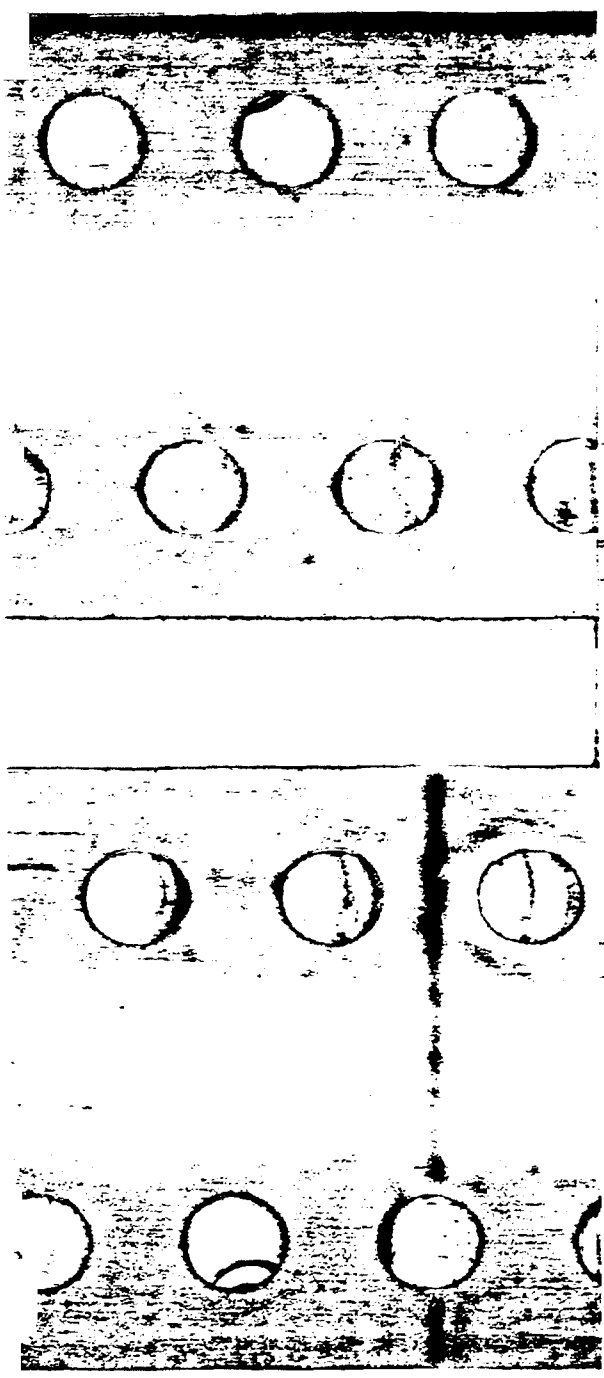
By: Edward L. Lytle
Edward L. Lytle

Sworn to and subscribed before, this 8th day of May, 1992.

Linda L. Hamric Myers
Notary Public

LINDA L. HAMRIC, Notary Public
Residence — Medina County
State Wide Jurisdiction, Ohio
My Commission Expires

My commission expires: 5-24-93



**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 71500.00
DON TX 264.55
PRFEE 1.00
MDEED 6.00
TOTAL 271.55
CHECK 271.55

05/22/92 01 09:07 0001 9153

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

12426

IDENTIF. TREFERENCE

MAY 22 9 08 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

**No.** 533323