11023 BOOK 8700 PAGE 402 File Box 38

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,900.00

Myrtle C. Dyer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 1992.

Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Johnny J. Dyer, et ux (NAME)	Employment Security Credit Union	
137 Pepper Ridge Cr. (STREET ADDRESS OR ROUTE NUMBER)	Volunteer Plaza Bldg. Suite 730 500 James Robertson Pkwy. (STREET ADDRESS)	149-5A 137.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37245-3600 (CITY) (STATE) (ZIP)	

FOR AND IN 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., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY J. DYER and wife, MYRTLE C. DYER

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 137 on the Plan of Phase Five Pepper Ridge Condominiums of record in Plat Book 8250, page 122, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed of record in Book 7466, page 248, amended in Book 8672, page 17, annexed in Book 8684, page 880, said Register's Office.

Being part of the same property conveyed to H. M. Properties, Inc., a Tennessee Corporation by quitclaim deed from Harold Moore and Elizabeth Moore of record in Book 7412, page 517, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters set forth in the above referenced plan and Master Deed and By-Laws of record, and easements of record in Book 7505, page 804, said Register's Office.

It is understood and agreed that Grantor shall be responsible for and hereby agrees to pay the real property taxes for subject property for 1992 since the property is assessed in acreage; provided, however, that it is agreed that simultaneous with the execution hereof the grantees have paid an estimated prorated tax to Grantor for the portion of the 1992 tax year that said property is owned by Grantees. It is expressly agreed that in the event the actual taxes attributable to the portion of the year said property is owned by grantees are greater than that previously paid by them that they will promptly remit any such additional sums due to Grantor within 15 days of request for such payment with proper supporting documentation.

This is unimproved ( ) improved (X) property, known as 137 Pepper Ridge Circle (House Number) (Street) Antioch, TN 37013 (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 7th day of August, 1992

H. M. PROPERTIES, INC.

BY: Russ Chandler
Russ Chandler, Vice President

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Williamson

0036 08/13 0101 03CHECK 297.23

Before me, the undersigned 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 President (or other officer authorized to execute the instrument) of the 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 purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 7th day of August, 19 92

_____
NOTARY PUBLIC

My commission expires:
March 25, 1995

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

WARRANTY DEED

FROM

H. M. PROPERTIES, INC.

TO

JOHNNY J. DYER and wife,

MYRTLE C. DYER

FILED FOR REFERENCE

Aug 13 3 15 PM '92

DAVIDSON COUNTY, TN

3 0 2 1 6

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 77900.00
CON TX 288.23
PRFEE 1.00
WDEED 8.00
TOTAL 297.23
CHECK 297.23

08/13/92 01 09:17 0001 0036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3621 9

IDENTIFI REFERENCE

AUG 13 9 15 AM '92

DAVIDSON COUNTY, TN

No. 559818