10

FORM NO. WD-1

BOOK 9088 PAGE 596

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 82,400.00

Janice P. Staggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1993

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 5-28-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: and Mortgagee is:	MAP-PARCEL NUMBERS
Janice P. Staggs (NAME)	Same/NationsBanc Mortgage Corp. (NAME)	149-05-0-A-
157 Pepper Ridge Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	157.0000
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	3329 09/22 0101 03CHECK 313.88

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 Janice P. Staggs, unmarried

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 No. 157 on the plan of condominium site of Revision to Phase Five, Pepper Ridge Condominiums, of record in Book 7900, page 560 with annexation of land in Book 8684, page 880 corrected, amended and restated in Book 8870, page 546, and in Book 9020, page 155, all in the Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to H. M. Properties, Inc., a Tennessee Corporation, by 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 Master Deed and By-Laws, which contain restrictive covenants, liens, and other matters of record in Book 7466, page 248, Book 7572, page 222, Book 7779, page 48, Book 8026, page 588, Book 8297, page 251, Book 8684, page 880, Book 8672, page 17, Book 8870, page 546, Book 8856, page 867, Book 9020, page 155, all in the Register's Office for said County; to matters set forth in the above referenced Plan of Record; to easement of Record in Book 7505, page 804, said Register's Office; and to Storm Water Detention Agreement of Record in Book 8030, page 331, said Register's Office.

This is unimproved (X) improved ( ) property, known as 157 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 17th day of September, 1993

H. M. Properties, Inc.

By: Eddy A. Brown

Eddy A. Brown, Assistant Vice-president

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 9088 PAGE 597

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 Davidson

Before me, the undersigned of the state and county aforesaid, personally appeared Eddy A. Brown, 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 Assistant 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 Assistant Vice-president.

WITNESS my hand and seal, at office in Brentwood this 17th day of September, 19 93

_____
NOTARY PUBLIC

My commission expires: 5-28-95

WARRANTY DEED

FROM

H. M. Properties, Inc.,

a Tennessee Corporation

TO

Janice P. Staggs

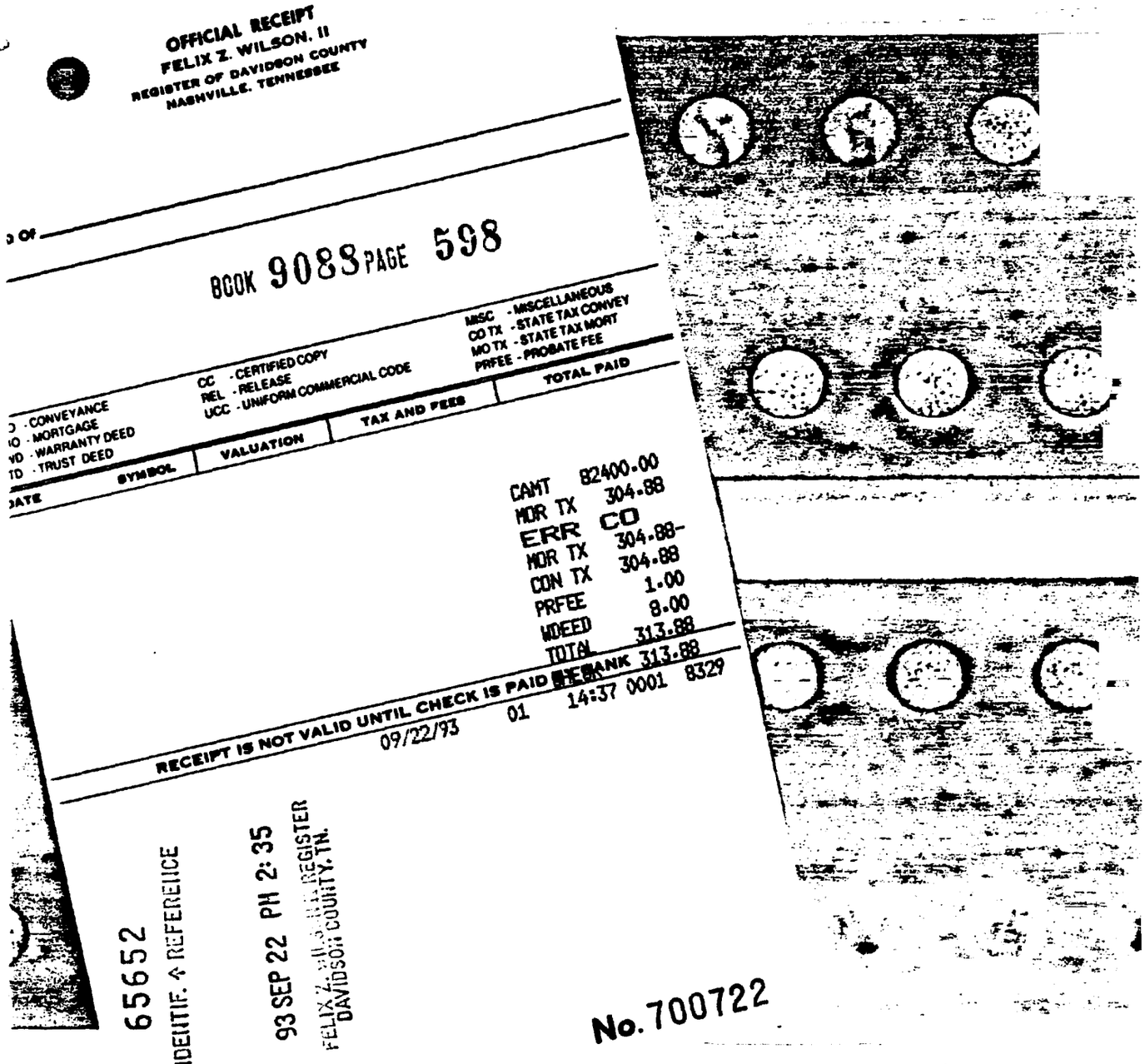
BOX 10

Prepared by:

PATRICIA A. SPIVEY-CARDEN
Attorney At Law
5034 Thoroughbred Ln.
Brentwood, Tennessee 37027

65652

IDENTIFICATION REFERENCE



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

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82400.00
MOR TX 304.88
ERR CO
MOR TX 304.88-
CON TX 304.88
PRFEE 1.00
WDEED 8.00
TOTAL 313.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 313.88

09/22/93 01 14:37 0001 8329

65652
IDENTIF. & REFERENCE

93 SEP 22 PM 2:35
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 700722