Mail

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

John David Prater [redacted]6 1513
Bonita Bonnell [redacted]6 6116

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***75,279.45.

Affiant

Subscribed and sworn to before me this 30th day of September, 1993.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
JOHN DAVID PRATER and BONITA BONNELL 110 Pepper Ridge Circle Antioch, TN 37013	MOLTON, ALLEN & WILLIAMS 1000 Urban Center Pkwy. Suite 500 Birmingham, AL 35202	MAP 149-5A PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND TWO HUNDRED SEVEN NINE AND 45/100 ($***75,279.45) DOLLARS,

(a) of which TWO THOUSAND FOUR HUNDRED AND 00/100 ($***2,400.00) DOLLARS has been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of SEVENTY TWO THOUSAND EIGHT HUNDRED SEVENTY NINE AND 45/100 ($***72,879.45) DOLLARS, Grantees nave this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $76,200.00, payable to Investors Federal Savings Bank and secured by Deed of Trust of record in Book 7532, page 861, and re-recorded in Book 7560, page 552, Register's Office for Davidson County, Tennessee, the assumption of which note is hereby specifically agreed to as evidenced by the signatures of Grantees affixed to this instrument.

I, **SALLY F. TRIBBETT, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOHN DAVID PRATER and BONITA BONNELL, as joint tenants with right of survivorship,** 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:

BEING Unit 110 on the Plan of Pepper Ridge Condominiums, Phase I, of record in Plan Book 6900, page 526, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Sally L. Francis by deed from H M Properties, Inc., a Tennessee corporation, of record in Book 7532, page 857, Register's Office for Davidson County, Tennessee; the said Sally L. Francis having since married and is now known as Sally F. Tribbett.

JAMES A. TRIBBETT, spouse of Sally Francis Tribbett, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 110 Pepper Ridge Circle, Antioch, Tennessee 37013.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantees.

2. Matters shown on the Plan of Pepper Ridge Condominiums, of record in Book 6900, page 526, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of September, 1993.

Sally F. Tribbett by James A. Tribbett, ATT'Y IN FACT
SALLY FRANCIS TRIBBETT

James A. Tribbett
JAMES A. TRIBBETT

JOHN DAVID PRATER - Grantee

Bonita Bonnell
BONITA BONNELL - Grantee

69947
IDENTIFICATION REFERENCE

93 OCT -4 AM 11:10
REGISTER

7367 10/04 0101 03CHECK 287.61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. TRIBBETT, JOHN DAVID PRATER and BONITA BONNELL the bargainors, 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 and official seal this 30th day of September, 1993.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-23-94

STATE OF TENNESSEE COUNTY OF DAVIDSON

On this 30th day of September, 1993, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES A. TRIBBETT, to me known to be the person who executed the foregoing instrument in behalf of SALLY F. TRIBBETT, and acknowledged that he executed the same as the free act and deed of the said SALLY F. TRIBBETT.

WITNESS my hand and official seal this 30th day of September, 1993.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1/23/94



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

RECEIVED OF _____

FOR _____

BOOK 9102 PAGE 637

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 75279.45
CON TX 278.61
PRFEE 1.00
WDEED 8.00
TOTAL 287.61
CHECK 287.61

10/04/93 01 11:13 0001 7367

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69947
IDENTIFICATION REFERENCE

93 OCT -4 AM 11:10
REGISTER
DAVIDSON COUNTY, TENN.

No. 705277