149-5-A
225 CO

This instrument prepared by J. Stephen Broadway, Attorney at Law
310 East Market Street, Fayetteville, Tennessee 37334

H M PROPERTIES INC.---DEED TO---LORRAINE S. THOMAS ET AL

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND NINE HUNDRED AND NO/100 ($83,900.00) DOLLARS, this day cash in hand paid to it the undersigned, H M Properties, Inc., a Tennessee Corporation, organized and existing under the laws of the State of Tennessee, by Lorraine S. Thomas, William Ronald Thomas and Donald E. Thomas, receipt of which is hereby acknowledged, the said H M Properties, Inc. has this day bargained and sold and do hereby transfer and convey a one-third interest unto the said Lorraine B. Thomas, a one-third interest unto the said William Ronald Thomas and a one-third interest unto the said Donald E. Thomas, as tenants in common the following described tract or parcel of land, lying and situated in the 2nd Civil District of Davidson County, Tennessee, bounded and described as follows:

> **BEING UNIT NO. 225** on the Plan of Pepper Ridge Condominiums, which plat is of record in Book 8250, page 239, Register's Office for Davidson County, Tennessee, said plat having amended plat of record in Book 6250, page 559, and Book 6900, page 295, said Register's Office. Reference is hereby made to said plat for a more complete and accurate description of said property.
>
> And being a portion of the same real estate conveyed unto 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.

TO HAVE AND TO HOLD a one-third interest in and to the said above described real estate unto the said Lorraine S. Thomas, and **TO HAVE AND TO HOLD** a one-third interest in the said above described real estate unto the said William Ronald Thomas, and **TO HAVE AND TO HOLD** a one-third interest in and to the said above described real estate unto the said Donald E. Thomas, as tenants in common and unto their heirs and assigns, forever.

GRANTOR COVENANTS with Grantees that it is lawfully seized and possessed of said described real estate, that it has a good and perfect right to sell and convey the same and that the same is free, clear and unencumbered except for covenants,

J. STEPHEN BROADWAY
Attorney At Law
Fayetteville, Tennessee 37334
(615) 433-5979

restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereafter established and all other terms and conditions as may be set forth in the Master Deed and By-Laws, of record in Book 7466, page 248, and Book 7466, page 307, as amended by Book 8672, page 17, and re-recorded in Book 8856, page 867, Register's Office for Davidson County, Tennessee, save and except for easements for sanitary sewers and/or storm drainage of record in Book 7505, page 804, and Book 7061, page 168, said Register's Office, and save and except for a lien for the 1994 real estate taxes, which are to be pro-rated.

GRANTOR FURTHER COVENANTS with Grantees and hereby bind itself and its successors and assigns, to warrant and forever defend the title to the real estate herein conveyed against the lawful claims and demands of all persons, whomsoever, save and except for said covenants, restrictions, easements, reservations, and interest in favor of other units, save and except for said easements for sanitary sewer and/or storm drainage, and save and except for said taxes.

IMMEDIATE POSSESSION IS TO BE GIVEN.

IN WITNESS WHEREOF, H M Properties, Inc. has caused this deed to be executed by and through its duly authorized officer, this the 9th day of March, 1994.

H M PROPERTIES, INC.

BY: Joe Prosser
Joe Prosser, Vice President

STATE OF TENNESSEE

COUNTY OF LINCOLN

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Joe Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be Vice President, of 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 Joe Prosser.

Witness my hand and official seal at Fayetteville, Tennessee, this the 9th day of March, 1994.

James Dyer Brock
Notary Public

My commission expires: 1/25/95

Name and address of property owner:

LORRAINE S. THOMAS ET AL
225 PEPPER RIDGE CIRCLE
ANTIOCH, TN 37013

Name and address of person responsible for real estate taxes:

SAME

I or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $83,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lorraine S. Thomas
Affiant

Sworn to and subscribed before me on this the 9th day of MARCH, 1994.

James Dyer Brock
Notary Public

My commission expires: 1/25/95

0636 03/11 0101 03CHECK 323.43

26720
IDENTIF. & REFERENCE

94 MAR 11 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9275 PAGE 881

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 83900.00
CON TX 310.43
PRFEE 1.00
WDEED 12.00

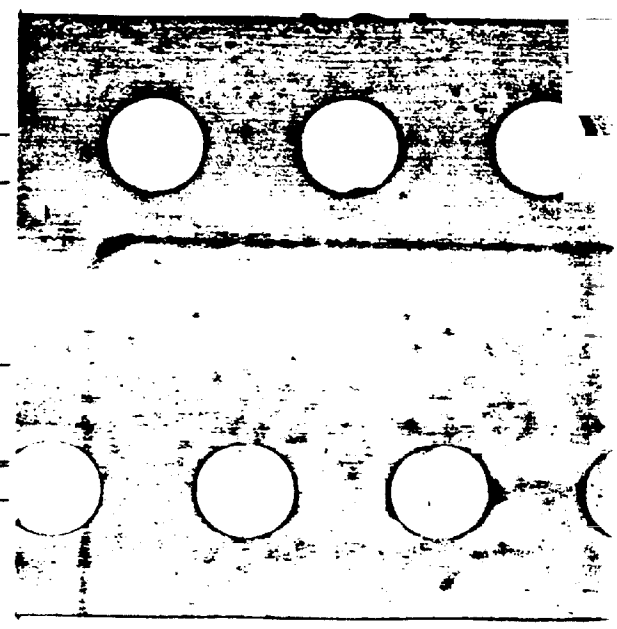
TOTAL 323.43
CHECK 323.43

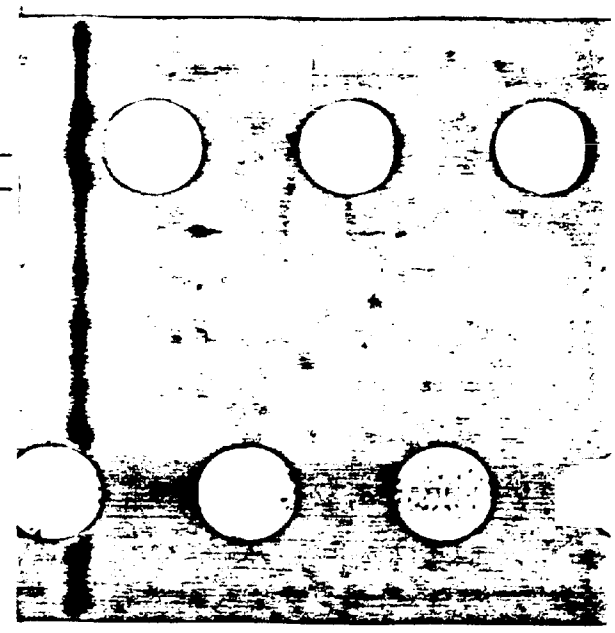
03/11/94 01 11:05 0001 0636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26720
IDENTIF. & REFERENCE

94 MAR 11 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





No. 766023