BOOK 9537PG154

11303

IDENTIFICATION REFERENCE

THIS INSTRUMENT WAS PREPARED BY
WILLIAMS, SMITH & DOZIER, P.C.
Post Office Box 190632
Nashville, Tennessee 37219-0632

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
CAROL A. WHEELER	Century Mortgage Corp. TWO INTERNATIONAL DR., STE 507	Map # 149-5-A
216 PEPPER RIDGE CIRCLE ANTIOCH, TENNESSEE 37013	NASHVILLE, TN 37217	Parcel # 216

FOR AND IN CONSIDERATION, of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **RON S. CLARK** , joined by his wife, **LISA L. CLARK** do hereby transfer and convey unto **CAROL A. WHEELER, UNMARRIED** , a certain tract or parcel of real property in **DAVIDSON** County, Tennessee, more particularly described as follows:

Unit No. 216 of PEPPER RIDGE CONDOMINIUMS, PHASE III, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as described in the Corrected, Amended and Restated Second Annexation of Land of Pepper Ridge Condominiums, Phase III, of record in Book 8026, Page 588, of the Register's Office for Davidson County, Tennessee, and as shown on the plat of Pepper Ridge Condominiums, Phase III, of record in Book 7900, Page 42, and corrected in Book 8163, Page 839, all in said Register's Office. Said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, to the Master Deed and Declaration of Covenants, Conditions and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, Page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of 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, contained in the Master Deed and By-laws appended thereto, of record in Book 7466, Page 248, said Register's Office, and by Corrected, Amended and Restated Second Annexation of Land of record in Book 8026, Page 588, said Register's Office, are incorporated in this deed by reference and made a part of the same though copied herein.

Being the same property conveyed to Ron S. Clark and wife, Sandra Kay Clark by deed from H M Properties, Inc., of record in Book 8267, Page 874, and conveyed to Ron S. Clark by quitclaim deed from Sandra Kay Clark of record in Book 9249, Page 298, Register's Office for Davidson County, Tennessee. The said Lisa L. Clark joins in this transfer to convey any marital interest she may have in said property.

This land is improved property known as **216 PEPPER RIDGE CIRCLE, ANTIOCH, TENNESSEE 37013.**

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said Grantee, his/her heirs, successors and assigns forever.

The said Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1994 which are prorated at the date of closing.

2. Matter set forth on the Plan of record in Book 7900, Page 42, as corrected in Book 8163, Page 839, Register's Office for Davidson County, Tennessee.

3. Master Deed and Declaration of Covenants and Conditions of record in Book 7466, Page 248, amended in Book 8672, Page 17 and re-recorded in Book 8856, Page 867, Register's Office for Davidson County, Tennessee. All made applicable in Book 7779, Page 48, as corrected, amended and restated in Book 8026, Page 588, Register's Office for Davidson County, Tennessee.

4. By-laws of record in Book 7466, Page 307, Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 7497, Page 462, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers and/or storm drainage of record in Book 7505, Page 804, Register's Office for Davidson County, Tennessee.

7. All other easements and/or restrictions of record, if any, said Register's Office.

Except as set forth above, the undersigned Grantor does further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantee, his/her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the undersigned has executed this instrument this **30th** day of **November**, **1994**.

RON S. CLARK

LISA L. CLARK

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RON S. CLARK and his wife, LISA L. CLARK**, the within named bargainor, 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, at office, this **30th** day of **November, 1994**.

Notary Public
My Commission Expires: 4/25/98

LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is **$ 83,000.00**.

CAROL A. WHEELER

Sworn to and subscribed before me this **30th** day of **November**, **1994**.

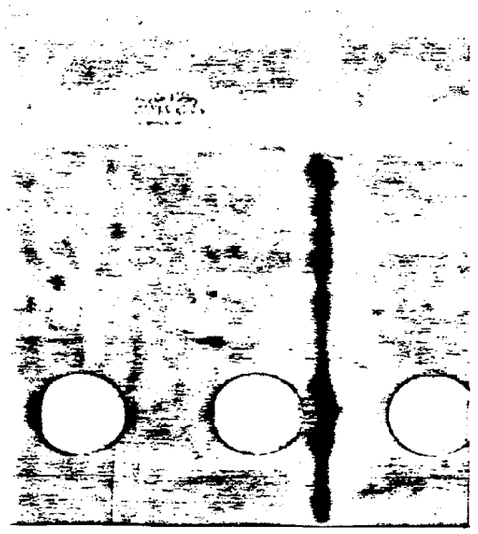
NOTARY PUBLIC
My Commission Expires: 4/25/98

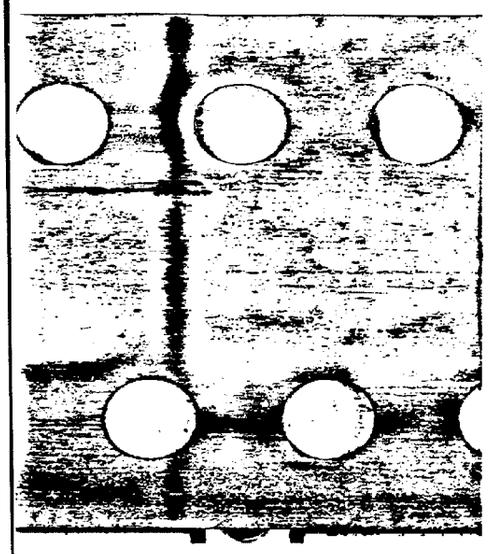
LOUISE N. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

9817 12/05 0101 03CHECK 316.10

WD-W&S.DOC
File No. 1453

Title Co. T.G. No.





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

RECEIVED OF _____

FOR _____

BOOK 9537 PG 156

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 83000.00
CON TX 307.10
PRFEE 1.00
WDEED 8.00
TOTAL 316.10
CHECK 316.10

12/05/94 01 08:54 0001 9817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14303
IDENTIF. & REFERENCE

94 DEC -5 AM 8:54

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 859825