2

book 9619 PG 782	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 95 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Jane Pike (NAME)	First American National Bank (NAME)	149-5-A-101CO
101 Pepper Ridge Circle (ADDRESS)	First American Center (ADDRESS)	02DU-70788
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND 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, Clarence M. Sparkman and wife, Charlotte L. Sparkman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Jane Pike, 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, TN, BEING Lot No. 101 on the Plan of Pepper Ridge Condominiums, Phase, I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, page 526, Register's Office for Davidson County, Tennessee, and described in Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, page 246, said Register's Office, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Clarence M. Sparkman and wife, Charlotte L. Sparkman, by deed from George A. Allen and wife, Deborah A. Allen, of record in Book 8413, Page 637, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1995 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 526; Master Deed and Declaratin of covenants, conditions and restrictions of record in Book 7466, page 248; By-Laws of record in Book 7466, page 307; Agreement for dedication of easement in Book 7505, page 804; Charter of Pepper Ridge Condominium Homeowner's Association, Inc. in BOok 7497, page 462; all of record in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 101 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (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 our hand s this 13th day of March 19 95

Clarence M. Sparkman

Charlotte L. Sparkman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9619 PG 783

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence M. Sparkman and wife, Charlotte L. Sparkman

the bargainor s 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 in Brentwood, Tennessee, this 13th day of March, 19 95.

Commission expires 5-28-95

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires May 28, 1995

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Clarence M. Sparkman and wife, Charlotte L. Sparkman

TO

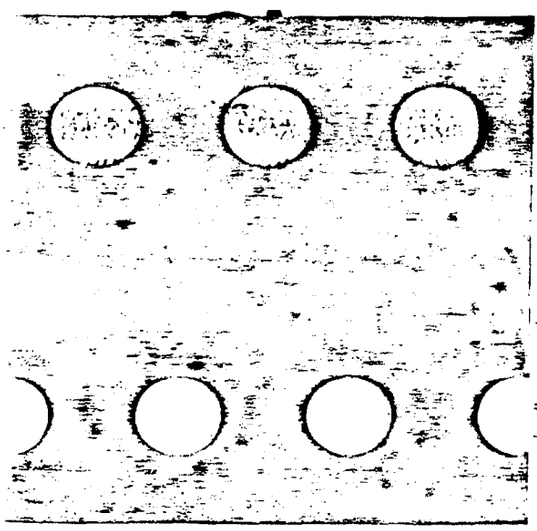
Mary Jane Pike

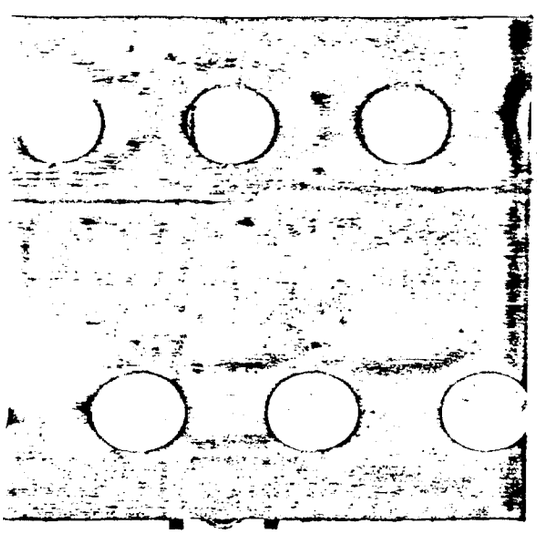
RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

95 MAR 16 AM 9:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
3682 03/16 0101 03CHECK
310.55

IDENTIFICATION REFERENCE
42324





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9619 PG 784

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	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

03/16/95 01 09:05 0001 0682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42324
IDENTIF. & REFERENCE

95 MAR 16 AM 9:05

REGISTER
DAVIDSON COUNTY, TN.

No. 890273