WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Pamela R. Watts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 95

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Beaty Title Company, 181 East Main Street, Suite 8, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAMELA R. WATTS (NAME)	MID-STATE FINANCIAL SERVICES (NAME)	MAP 149-5A
125 Pepper Ridge Circle (ADDRESS)	750 Old Hickory Blvd., #286 (ADDRESS)	PARCEL 125
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, DONALD G. PAKE AND WIFE, ANNA S. PAKE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAMELA R. WATTS, AN UNMARRIED WOMAN

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. 125 of Phase Four, Pepper Ridge Condominiums, as shown on the site plan of record in Book 7900, page 257, said Register's Office, and as set out in the Third Annexation, Pepper Ridge Condominiums, Phase 4, of record in Book 8297, page 251, said Register's Office, to which plan and instruemnt reference is hereby made for a more complete legal description.

Being the same property conveyed to Donald G. Pake and wife, Anna S. Pake by deed from H M Properties, Inc., a Tennessee Corporation of record in Book 8425, page 890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Pepper Ridge Condominiums of record in 7466, page 248, By-Laws of record in Book 7466, page 307, and Annexation of Phase 4 of record in Book 8297, page 251, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 125 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 22nd day of March, 19 95

Donald G. Pake
DONALD G. PAKE

Anna S. Pake
ANNA S. PAKE

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 9629 PG 784

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD G. PAKE AND WIFE, ANNA S. PAKE

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 at Hendersonville, Tennessee, this 22nd day of March 19 95.

Commission expires June 10, 1998

Notary Public

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

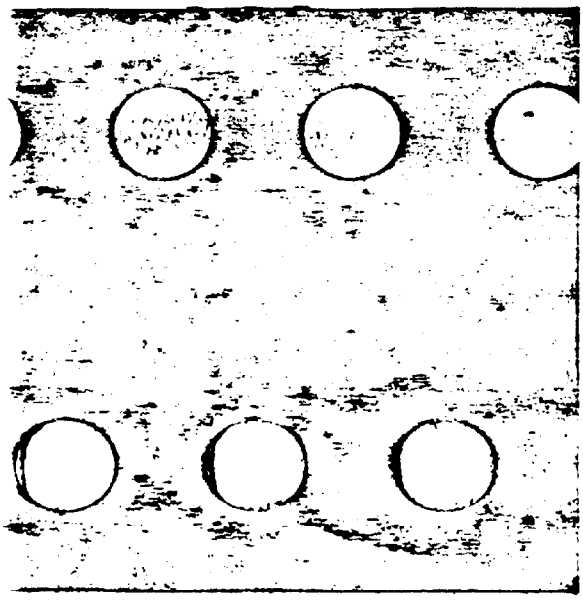
IDENTIF. REFERENCE 46021

95 MAR 29 AM 8:49

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4793 03/29 0101 03CHECK

330.53



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9629 PG 785

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 86900.00
CON TX 321.53
PRFEE 1.00
WHEEL 8.00
TOTAL 330.53
CHECK 330.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 08:51 0001 4783

46021
IDENTIF. # REFERENCE

95 MAR 29 AM 8:49

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

No. 894331