BOOK 9833 PG 283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	CAMA PARCEL NUMBERS
John F. Marino, Jr. (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 149-5-B
130 Pepper Ridge Circle (ADDRESS)	P.O. Box 35140 (ADDRESS)	PARCEL 130.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Louisville, Kentucky 40232 (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, Byron S. Anderson and wife, Judy B. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Marino, Jr., a single person

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:

Unit No. 130 of PEPPER RIDGE CONDOMINIUMS, PHASE IV, a horizontal property regime located on Una Antioch Pike, Antioch, Davidson County, Tennessee as described in the Third Annexation of Land of Pepper Ridge Condonminiums, Phase IV, of record in Book 8297, Page 251, of the Register's Office for Davidson County, Tennessee, and as shown on the Plat of Pepper Ridge Condominiums, Phase IV, of record in Book 7900, Page 257, said Register's Office. Said annexation subjects that property known as Pepper Ridge Condominiums, Phase IV, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 5, 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 Condomiuiums contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, Page 248, said Register's Office, and by the Third Annexation of Land of record in Book 8297, Page 251, said Register's Office are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Byron S. Anderson and wife, Judy B. Anderson by deed from H.M Properties, Inc. of record in Deed Book 8488, Page 485, Register's Office for said County.

This conveyance is made subject to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Pepper Ridge Condomiuniums of record in Book 7466, Page 248, Register's Office for Davidson County, Tennessee, and to all items contained on the Plat of Pepper Ridge

CONTINUED

unimproved ( )
This is improved (X) property, known as 130 Pepper Ridge Circle, Antioch, Tennessee 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 28th day of March 19 95

Byron S. Anderson
Byron S. Anderson

Judy B. Anderson by Byron S. Anderson
Judy B. Anderson
Attorney-in-Fact

BOOK 9633 PG 284

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 Byron S. Anderson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 19 95.

Commission expires January 24, 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 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

95 MAR 31 PM 2:41 DEED TAX 305.00

LEGAL DESCRIPTION CONTINUED

Condomiuniums, Phase IV, of record in Book 7900, Page 257, all in said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 28th day of March, 1995, before me personally appeared Byron S. Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judy B. Anderson and who acknowledged that he executed the same as the free act and deed of the said Judy B. Anderson by virtue of that Power of Attorney, duly executed by the said Judy B. Anderson and being recorded simultaneously herewith.

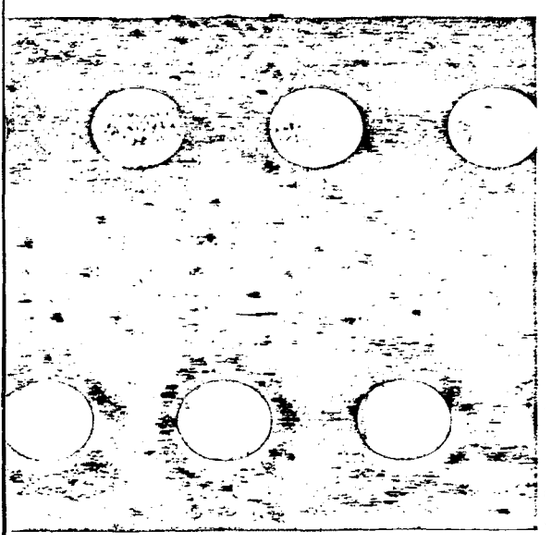
Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1995.

David L. Kazmerowski, Notary Public

My Commission Expires: January 24, 1998

IDENTIFICATION REFERENCE

47351



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

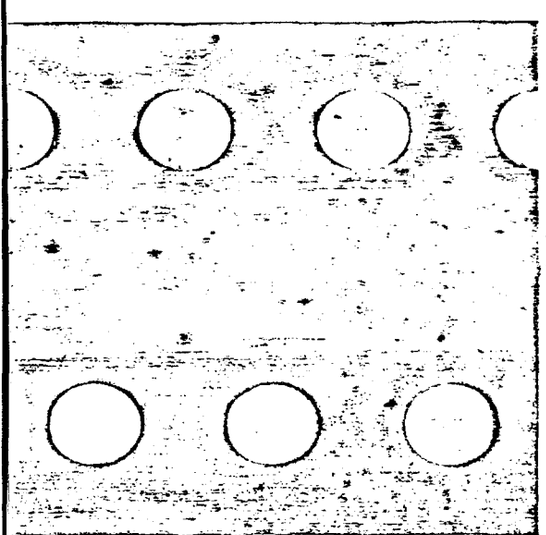
RECEIVED OF _____

FOR _____

BOOK 9633 PG 285

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 305.00

95 MAR 31 PM 2:41

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

47354
IDENTIF. & REFERENCE

03 31 95 01 14:42 0001 6278

No. 895815