8

Name and Address of Owner(s):
Sue A. West
124 Pepper Ridge Circle
Antioch, TN 37013

Prepared By:
Close-Up Services
4949 Alexis Drive
Antioch, TN 37013

Send Tax Bills To:
Sue A. West
124 Pepper Ridge Circle
Antioch, TN 37013

Map and Parcel #
Map No. 149-5-A
Parcel No. 124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVA ROCHELLE CLOSE (formerly known as Eva Rochelle Gildston), a single person, hereinafter called the Grantor, has this day bargained and sold, and by these presents does transfer and convey unto SUE A. WEST, a single person, hereinafter called the Grantee, her heirs and assigns, a certain condominium in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 124 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 Condominiums, 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 Condominiums 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 a part of the same property conveyed to HM Properties, Inc. by deed from Harold Moore and wife, Elizabeth P. Moore of record in Book 7412, Page 517, and submitted to the regime of Pepper Ridge Condominiums by deed of record in Book 7466, Page 248, and by Third Annexation of Land of record in Book 8297, Page 251, and conveyed to Eva Rochelle Gildston, now known as Eva Rochelle Close, in Book 8562, Page 572, all of said Register's Office.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Pepper Ridge Condominiums 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 Condominiums, Phase IV, of record in Book 7900, Page 257, all in said Register's Office.

This is improved property known as 124 Pepper Ridge Circle, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

Grantor does hereby covenant with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, has a good right to convey it, and the same is unencumbered except for the lien of 1995 real property taxes, which taxes are to be prorated between the parties herein, and except as otherwise set out herein. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, her 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 my had this 27 day of April, 1995.

Eva Close

Eva Rochelle Close (formerly known as Eva Rochelle Gildston)

Eva Rochelle Close

5666 04/28 0101 03CHECK 338.23

BOOK 9657 PG 900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eva Rochelle Close (formerly known as Eva Rochelle Gildston), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the owner (grantor) of 124 Pepper Ridge Circle, and she has executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and official seal in Nashville, Tennessee, this 27th day of ~~May,~~ April 1995.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My commission expires: _____

AFFIDAVIT

I do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,900, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sue A. West
Affiant

Sworn to and subscribed before me, this 27th day of ~~May~~ April, 1995

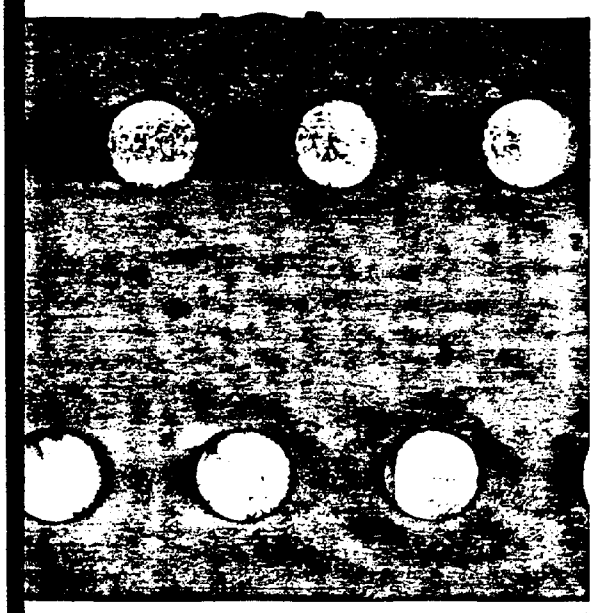
Notary Public

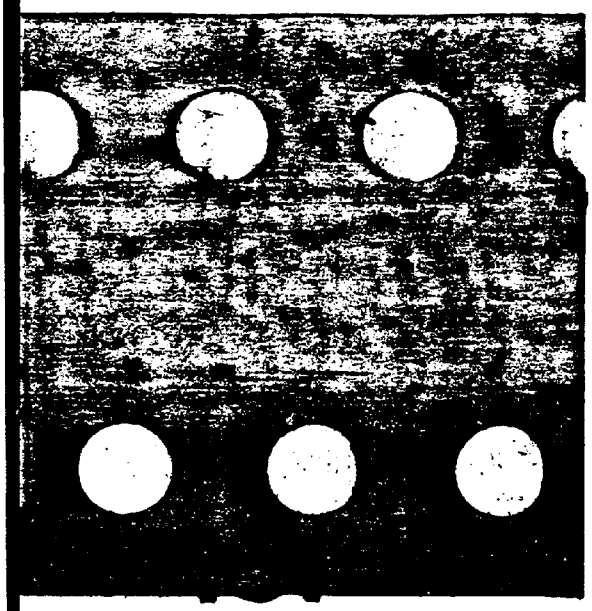
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My commission expires: _____

55920
IDENTIF. → REFERENCE

95 APR 28 PM 2:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 9657 PG 901

| | | |
|---|---|---|
| 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 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 12.00
TOTAL 338.23
CHECK 338.23

04/28/95 01 14:06 0001 5666

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

55920
IDENTIF. ↑ REFERENCE

95 APR 28 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 905103