Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9670PG892

ADDRESS NEW OWNER:
John Anthony Davis and Judy Carol Davis
110 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Molton, Allen & Williams
1000 Urban Center Drive Suite 500
Birmingham, AL, 35202

MAP AND PARCEL:
MAP 149-5A
PARCEL 110
ID # 2DV 70797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN DAVID PRATER AND BONITA BONNELL, as tenants with the right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN ANTHONY DAVIS AND WIFE, JUDY CAROL DAVIS, 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. 110 on the Plan of Pepper Ridge Condominiums, Phase 1, of record in Plan Book 6900, page 526, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to John David Prater and Bonita Bonnell, as tenants with a right to survivorship, by deed from Sally F. Tribbett and husband, James A. Tribbett of record in Deed Book 9102, Page 635, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance of $71,549.63 on the existing mortgage held by Molton,Allen & Williams of record in Book 7532, Page 861, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

The spouse of Bonita Bonnell does not join in this conveyance because this is not their primary residence.

This conveyance is subject to sanitary sewer of record in Book 7061, Page 166, said Register's Office.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 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, as of record in Plat Book 6900, Page 526, and Master Deed of record in Book 7466, Page 248, said Register's Office.

This is improved property known as 110 Pepper Ridge Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Anthony Davis and wife, Judy Carol Davis, their heirs and assigns, forever; and we, John David Prater and Bonita Bonnell, as tenants with the right of survivorship 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 11th day of May, 1995.

John David Prater

Bonita Bonnell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John David Prater and Bonita Bonnell, as tenants with the right of survivorship the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet,Tennessee, this the 11th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 11-28-98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 88,449.63.

AFFIANT

Subscribed and sworn to before me this 11th day of May, 1995.

NOTARY PUBLIC
My Commission Expires: 11-28-98

60351

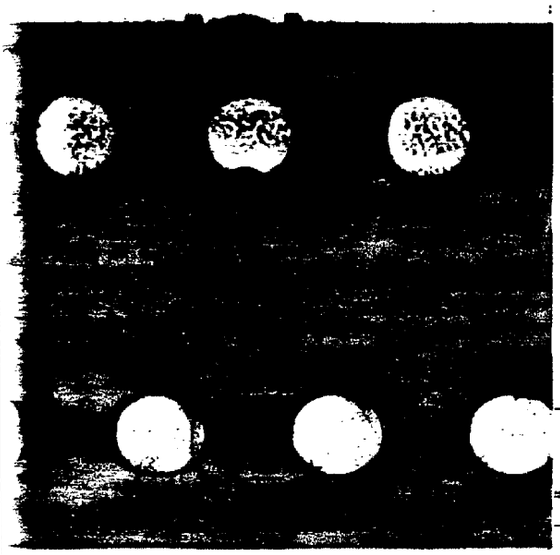
IDENTIFICATION REFERENCE

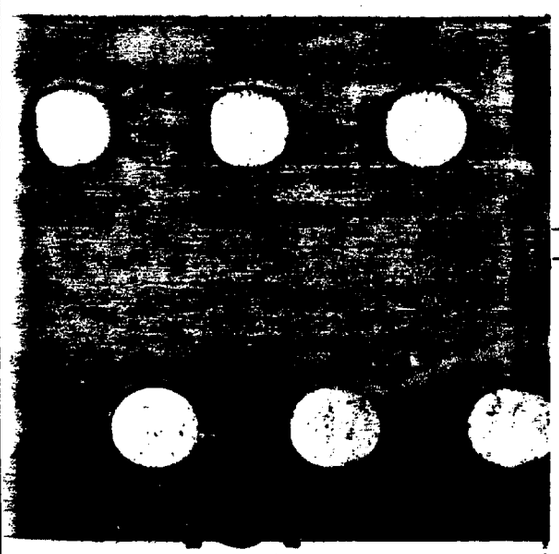
95 MAY 15 AM 8:25

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0562 05/15 0101 03CHECK 336.00





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

RECEIVED OF _____

FOR _____

BOOK 9670 PG 894

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 88449.63
CON TX 327.08
PRFEE 1.00
WDEED 8.00
TOTAL 336.08
CHECK 336.08

05/15/95 01 08:27 0001 0562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60351
IDENTIF. # REFERENCE

95 MAY 15 AM 8:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 909938