File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9707 PG 300

ADDRESS NEW OWNER:
Eric M. Schwartz
204 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 S. Church Street
Murfreesboro, TN 37130

MAP AND PARCEL:
MAP 149-5A
PARCEL 204
2DU70844

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, Rockie E. Rodgers and wife, Cynthia F. Rodgers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Eric M. Schwartz, 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:

BEING Unit 204, Phase Three, Pepper Ridge Condominiums, as recorded in Book 7900, Page 42, as corrected in Book 8163, Page 839, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rockie E. Rodgers and Cynthia F. Gardner, both unmarried, by deed from H. M. Properties, Inc., A Tennessee Corporation of record in Book 8753, Page 644, Register's Office for Davidson County, Tennessee.

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, Phase Three, as of record in Book 7900, Page 42, as corrected in Book 8163, Page 839; Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, amended in Book 8672, Page 17, re-recorded in Book 8856, Page 867, all made applicable in Book 7779, Page 48, as corrected , amended and restated in Book 8026, Page 588; By-Laws of record in Book 7466, Page 307; and Charter of record in Book 7497, Page 462, said Register's Office.
Cynthia F. Gardner and Cynthia F. Rodgers is one in the same person.

This is the same description as in previous deed of record.

This is improved property known as 204 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 Eric M. Schwartz, unmarried, their heirs and assigns, forever; and we, Rockie E. Rodgers and wife, Cynthia F. Rodgers 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 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.

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Witness our hands this the 19th day of June, 1995.

Rockie E. Rodgers

Rockie E. Rodgers

Cynthia F. Rodgers

Cynthia F. Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rockie E. Rodgers and wife, Cynthia F. Rodgers 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 Nashville, Tennessee, this the 19th day of June, 1995.

Joyce P Matlock

NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 99,000.00.

Eric M. Schwartz

AFFIANT

Subscribed and sworn to before me this 19th day of June, 1995.

Joyce P Matlock

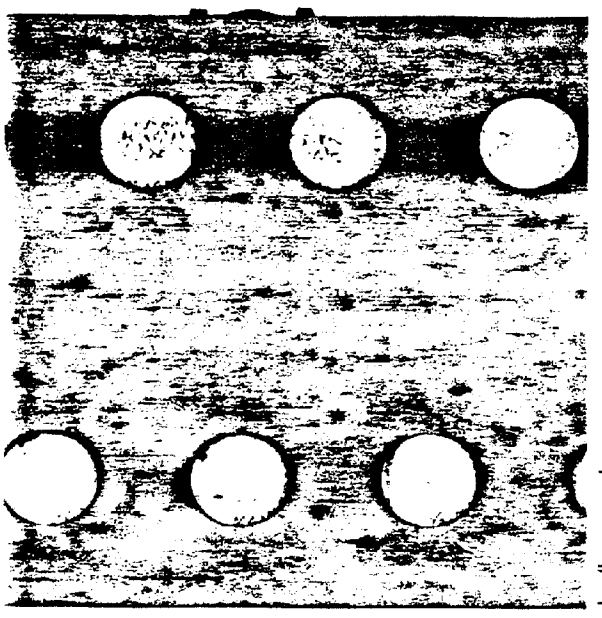
NOTARY PUBLIC

My Commission Expires: 5-23-98

0071792
IDENTIF. ↑ REFERENCE

95 JUN 20 PM 1:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3153 06/20 0101 03CHECK 375.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

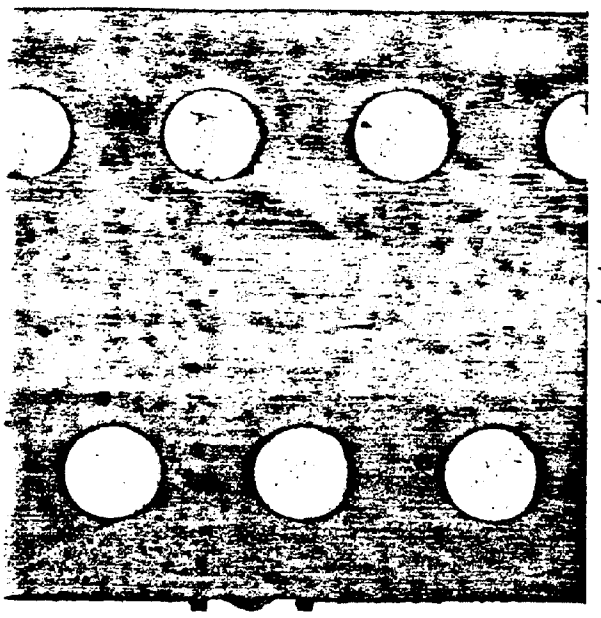
RECEIVED OF _____

FOR _____

BOOK 9707 PG 302

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 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
TOTAL 375.30
CHECK 375.30

06/20/95 01 13:47 0001 3153

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00711792
IDENTIF. ↑ REFERENCE

95 JUN 20 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 922371