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This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED BOOK 9689 PG 946

RE-RECORD

BOOK 9926 PG 779

ADDRESS NEW OWNER:
Charles D. Toone
113 Pepper Ridge Cr.
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank, FSB
P. O. Box 1450
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 149-5
GROUP A
PARCEL 113

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eddie N. Grissom and wife, Marcia E. Grissom hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles D. Toone, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to Eddie N. Grissom and wife, Marcia E. Grissom by deed from H.M. Properties, Inc., a Tennessee corporation, of record in Book 7643, page 457, Register's Office for Davidson County, Tennessee.

This is improved property known as Pepper Ridge Condominiums, Phase I, 113 Pepper Ridge Cr., Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles D. Toone, his heirs and assigns, forever; and we, Eddie N. Grissom and wife, Marcia E. Grissom do covenant with the said Grantee 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 31st day of May, 1995.

Eddie N. Grissom

Eddie N. Grissom

Marcia E. Grissom

Marcia E. Grissom

00664186
IDENTIF. ↑ REFERENCE

95 JUN -2 PM 3:02
FELIX J. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9689 PG 947

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Eddie N. Grissom and wife, Marcia E. Grissom, 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 Brentwood, Tennessee, this the 31st day of May, 1995.

Robert M. Tyll
NOTARY PUBLIC

My Commission Expires: ~~March 2, 1998~~
11-2096

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 93,500.00.

Charles D Boone
AFFIANT

Subscribed and sworn to before me this 31st day of May, 1995.

Robert M. Tyll
NOTARY PUBLIC

My Commission Expires: ~~March 2, 1998~~
11-20-96

RE-RECORD BOOK 9926 PG 780

0143809
IDENTIFICATION REFERENCE
RE-RECORD
96 JAN 25 AM 8:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7273 06/02 0101 03CHECK 354.95
0961 01/25 0101 03CHECK 12.00

RE-RECORD BOOK 9926PG 781

Unit No. 113 of PEPPER RIDGE CONDOMINIUMS, PHASE I, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase I, recorded in Plat Book 6900, page 526, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, page 248, said Register's Office, to 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, Phase I, contained in the Master Deed and By-Laws appended thereto, of record in Book 7466, page 248, 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 H M Properties, Inc., by deed from Harold Moore and wife, Elizabeth P. Moore, of record in Book 7412, page 517, Register's Office for Davidson County, Tennessee, and submitted to the regime of Pepper Ridge Condominiums by deed of record in Book 7466, page 248, 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 of record in Plat Book 6900, page 526, all in said Register's Office.

This is improved property known as 113 Pepper Ridge Circle, Antioch, Tennessee 37013.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED