File 13697
File Box 98
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9973 PG 853

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOSEPH R. PEPPER, SR.	NEW OWNER	Map 143-3-D
(NAME)	(NAME)	
153 Harpeth Trace Drive		Parcel 153
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221		F.B. 9DZ72843
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FAYE A. SMITH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH R. PEPPER, SR. AND WIFE, MARY DIXIE PEPPER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 153 on the Plan of Revised Plan Harpeth Trace Highrise Condominium Apartments of record in Plat Book 5050, page 47, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Harpeth Trace Condominiums, a horizontal property regime established by Master Deed of record in Book 5116, page 751, said Register's Office.

Being the same property conveyed to Faye A. Smith by deed from William F. Jenkins of record in Book 5907, page 71, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5120, page 918, corrected in Book 5182, page 767, amended in Book 5182, page 769; (3) Covenants, Conditions, Restrictions and Agreements of record in Book 5116, page 751; (4) Charters of record in Book 5120, page 199, amended in Book 6556, page 693, Book 8052, page 512; (5) Easements of record in Book 4889, page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694, Book 4734, page 901, Book 3930, page 192, Book 5099, page 783; and (6) All matters appearing on the Plan of record in Plat Book 5050, page 47, said Register's Office.

96 MAR -8 PM 12:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0158358
IDENTIF. & REFERENCE

This is improved (XX) property, known as 153 Harpeth Trace Drive, Nashville, Tennessee 37221
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of February, 19 96

Faye A. Smith
FAYE A. SMITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9973 PG 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FAYE A. SMITH with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of February, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

6523 03/08 0101 03CHECK 341.63

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Joseph R. Pepper Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

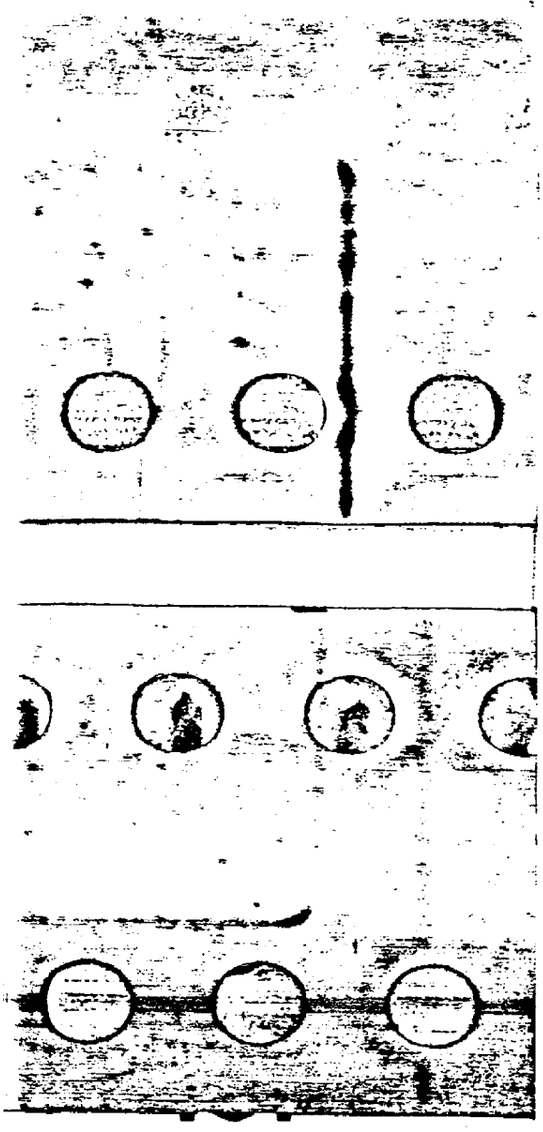
Notary Public

WARRANTY DEED

FROM FAYE A. SMITH

TO JOSEPH R. PEPPER, SR. AND WIFE, MARY DIXIE PEPPER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 855

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/96 01 12:48 0001 6523

0158358
IDENTIF. ◆ REFERENCE

96 MAR -8 PM 12:44

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

No. 1014621