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

File Box 24

R 10339 610

ADDRESS NEW OWNER:
Barbara R. Gentry
219 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 149-05A
PARCEL 219
2DU-70919

WARRANTY DEED

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, I, David P. Morgan, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Barbara R. Gentry, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No 219 in a Horizontal Property Regime of Phase Seven, Pepper Ridge Condominium of record in Plat Book 8250, page 283, said Register's Office, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to David P. Morgan, unmarried, by deed from Diane M. Maxwell of record in Book 9791, Page 91, Register's Office for Davidson County, Tennessee.

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

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act"as set out in Section 66-027-101 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 Condominium, of record in Book 7466, page 248; Book 7572, Page 222; Book 7779, Page 48; Book 8672, Page 17; Book 8870, Page 546; Book 9321, Page 18; Book 8026, Page 588; Book 8297, Page 251; Book 8684, Page 880; Book 8856, Page 867; Book 9020, Page 155; Book 9155, Page 806, and such easements and setback lines of record in Plat Book 8250, Page 283, Register's Office for Davidson County, Tennessee. Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 219 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 Barbara R. Gentry, her heirs and assigns, forever; and I, David P. Morgan, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this the 31st day of January 1997.

10339 611

David P. Morganby Deana Morgan, Attorney-in-Fact
David P. Morganby Deana Morgan, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David P. Morgan, unmarried the bargainor, 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 31st day of , 1997.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 97,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of January, 1997.

NOTARY PUBLIC
My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Deana Morgan with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact 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 the 31st day of January, 1997.

Notary Public

My Commission expires: 3/22/97

3099 02/04 0101 03CHECK 367.00

97 FEB -4 PM 3:00

DAVIDSON COUNTY, TN.

02700064

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10339 PG 612

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	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
TOTAL	367.90
CHECK	367.90

02/04/97 01 15:00 0001 3099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02700064
IDENTIF. # REFERENCE

97 FEB -4 PM 3:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1113614