This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 282211

BOOK 10417 PG 3

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
TIMOTHY ELDRED	ARLINGTON MORTGAGE CORP.	Field Book 02DV 70927
(NAME) 209 PEPPER RIDGE CIRCLE	(NAME) 392 HARDING PLACE, STE 203	Map 149-05-0-A
(STREET ADDRESS OR ROUTE NUMBER) ANTIOCH, TN 37013	(STREET ADDRESS) NASHVILLE, TN 37211	Parcel 209 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Marilyn K. Jones, UNMARRID *have this day bargained and sold, and do hereby transfer and convey unto the said* TIMOTHY ELDRED AND WIFE, SALLY R. ELDRED *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Unit No. 209 on the Plan of Pepper Ridge Condominiums, Phase Eight, of record in Book 8250, page 304, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn K. Jones by Warranty Deed from H. M. Properties, Inc., of record in Book 9483, page 897, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON *The actual consideration or value whichever is greater, for this transfer is* $95,000.00
Subscribed and sworn to before me this the 9TH *day of* APRIL *19* 97
Affiant

Timothy Eldred

My commission expires: APRIL 14, 1997 *(Affix Seal)*

Notary Public MARY B. SIMMONS

This is unimproved ( ) property, known as 209 Pepper Ridge Circle, Antioch, TN 37013 *improved (X)*
(House Number) (Street) (P O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 6TH *day of* MARCH *19*97*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marilyn K. Jones

97 APR 15 AM 10:51
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02944 74

STATE OF Tennessee
COUNTY OF Hamilton

BOOK 10417 PG 4

Personally appeared before me, Kandy Jones, a Notary Public in and for said County and State, Marilyn K Jones, the within named bargainor Marilyn K Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Marilyn K Jones executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, this 6th day of March, 1997

Kandy Jones
Notary Public

My Commission Expires: 2-23-2000

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and official seal, at office in _____, this __ day of _____, 19__.

_____
Notary Public

My Commission Expires: _____

Encumbrances:

1. Taxes for 1997 and all subsequent years.

2. Subject to all matters shown on the Plan of record in Book 8250, page 304, in said Register's Office.

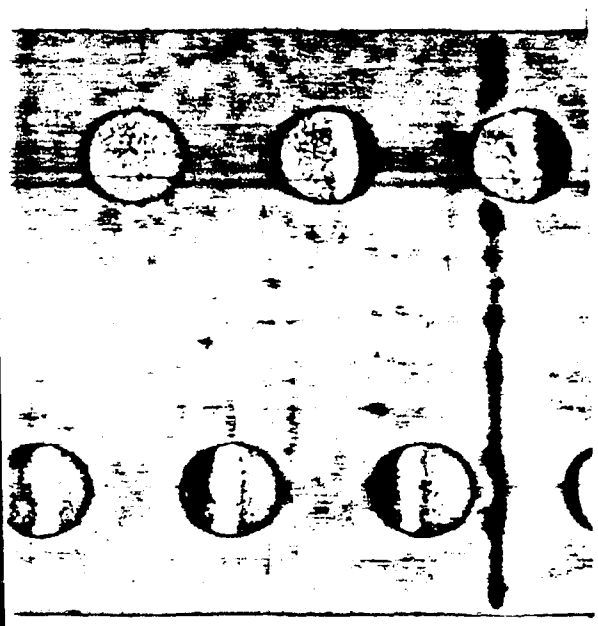
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interests 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Pepper Ridge Condominiums, Phase Eight, of record in Book 7466, page 248; Book 8672, page 17; Book 8856, page 867; Book 9402, page 208, Register's Office for Davidson County, Tennessee.

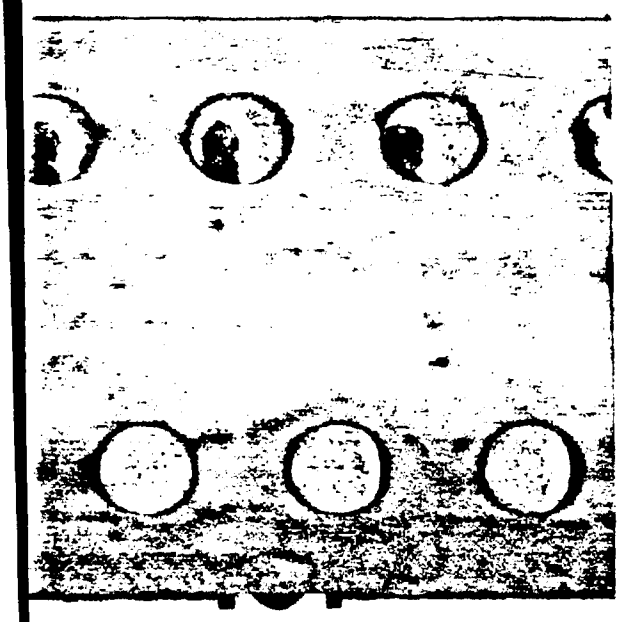
4. Easement for Sanitary Sewer and/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 7061, page 168; Book 7505, page 804, and all matters shown on the Plan of record.

5. Subject to rights of others in and to the common areas/elements.

6. Charter of Pepper Ridge Condominiums Homeowners' Association of record in Book 7497, page 462, Register's Office for Davidson County, Tennessee.

9643 03/06/97 0101 03CHECK 360.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10417 PG 5

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 95000.00
CON TX 351.50
MOR TX 1.00
ERR CO
MOR TX 1.00-
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9543

02944744

IDENTIF. ↑ REFERENCE

97 APR 15 AM 10:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1140526