Book 17

BOOK 10775 PG 708

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn K. Everson (NAME)	First American National Bank (NAME)	MAP 149-5A
114 Pepper Ridge Circle (ADDRESS)	First American Center (ADDRESS)	PARCEL 114
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	2DU70801

FOR AND 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, WE, Judy C. McFaden and Dennis Gregory McFaden, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Glenn K. Everson and wife, Avara L. Everson

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:

Unit No. 114 of Pepper Ridge Condominiums, Phase II, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase II, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase II, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, and recorded on February 9, 1988, in Book 7466, page 248, said Register's Office, and thereby submits said property to the Horizontal Property Act of the State of Tennessee, to all of 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 contained in the Master Deed and by-Laws appended thereto, of record in Book 7466, page 248, said Register's Office, and by Annexation of Land of record in Book 7572, page 222, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Judy C. McFaden and Dennis Gregory Cundiff by deed from H M Properties, Inc. of record in Book 7710, page 908, Register's Office for Davidson County, TN. Dennis Gregory Cundiff now being Dennis Gregory McFaden and are one and the same person.

CONTINUED

unimproved ( )
This is improved (X) property, known as 114 Pepper Ridge Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of January 19 98

Judy C. McFaden

Dennis Gregory McFaden by Judy C. McFaden Attorney in Fact

Dennis Gregory McFaden by Judy C. McFaden
by Power of Attorney recorded simultaneous
herewith

BOOK 10775 PG 709

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy C. McFaden

the bargainor _____, 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. Witness my hand and official seal at Virginia ~~Tennessee~~, this 27 day of January, 19 98.

Commission expires 12-28-99 _____ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____ _____ Notary Public

STATE OF VIRGINIA)
COUNTY OF Franklin)

On January 27, 1998, before me personally appeared Judy C. McFaden to me known to be the person who executed the foregoing instrument in behalf of Dennis Gregory McFaden and acknowledged that she executed same as the free act and deed of said above named for the purposes therein contained.

Witness my hand and official seal at Hardy, Virgina, this 27th day of January, 1998.

My Commission Expires:

9-30-99

Notary Public

NOTARY PUBLIC VIRGINIA ALEXANDER FALLIN

0395481
IDENTIF. ➔ REFERENCE

98 JAN 30 PM 2:01
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

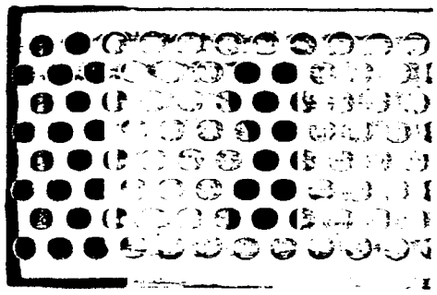
LEGAL DESCRIPTION CONTINUATION BK/M 10775 PG 710

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 in the plat of Pepper Ridge Condominiums recorded as "Exhibit A" to Annexation of Land of record in Book 7572, page 222, all in said Register's Office.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

7821 01/30 0101 03CHECK 368-20



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

RECEIVED OF _____

FOR _____ BOOK 10775 PG 741

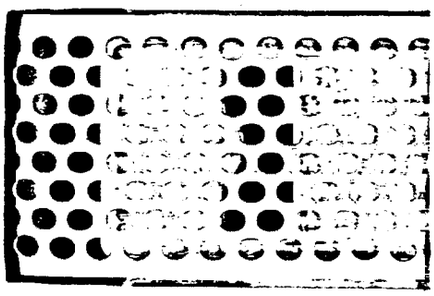
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	96000.00
CON TX	355.20
PRFEE	1.00
WDEED	12.00
TOTAL	368.20
CHECK	368.20

01/30/98 01 14:10 0001 7821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0395481
IDENTIF. ↑ REFERENCE

98 JAN 30 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1248396