BOOK 10956 PG 364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Norma J. Young
Affiant

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

RUSSELL HUGHES
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
LARGE
MCCANN

Notary Public

MY COMMISSION EXPIRES: [illegible] 2001
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norma J. Young (NAME)	NEW OWNER (NAME)	MAP 149-5A
228 Pepper Ridge Circle (ADDRESS)	(ADDRESS)	PARCEL 228
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Gregory A. Simpson and Morris J. Simpson and David M. Simpson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Norma J. Young, an unmarried person

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. 228 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 Second Annexation of Land of record in Book 7779, page 48, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase III, to the Master Deed and Declaration of Covenants, Conditions and Restrictions dated February 8, 1998, 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, and by Second Annexation of Land of record in Book 7779, page 48, 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 Jesse W. Simpson, a single person, by deed from H M Properties, Inc., a Tennessee corporation, as of record in Book 7821, page 235, Register's Office for Davidson County, Tennessee. The said Jesse W. Simpson having since died and property is now vested in Gregory A. Simpson,

CONTINUED

unimproved ( )
This is improved (X) property, known as 228 Pepper Ridge Circle, Antioch, Tennessee 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 May 19 98

Gregory A. Simpson
Gregory A. Simpson

David M. Simpson by Gregory A. Simpson as attorney in fact
David M. Simpson

Morris J. Simpson by Gregory A. Simpson as attorney in fact
Morris J. Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory A. Simpson XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, XXXXXXX

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that XheX executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 29th day of May 19 98.

Commission expires ______________________ ______________________ Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Gregory A. Simpson and ______ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the attorney-in-fact and ______ respectively of XX Morris J. Simpson and David M. Simpson the within named bargainor, XXXXXXXXXX and that he as such attorney-in-fact and ______ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the bargainors by the said Gregory A. Simpson as such attorney-in-fact, and attesting the same by the said Gregoray A. Simpson as such attorney-in-fact.

Witness my hand and official seal at office at Franklin, Tennessee on this the 29th day of May 19 98.

My commission expires 9-11-2001 [signature] Notary Public

RUSSELL JOHN McC... NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

Morris J. Simpson and David M. Simpson by virtue of Will of record in Book 218, page 751, Register's Office for Davidson County, Tennessee.

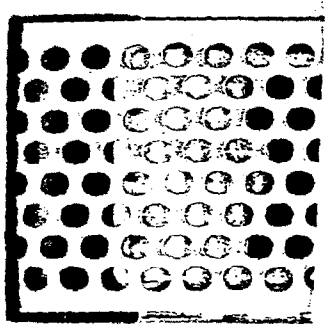
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 7900, page 42, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Terms and provisions of Master Deed and Bylaws of record in Book 7466, page 248; Book 7779, page 48; Book 8026, page 588; Book 8672, page 17; and BOok 8856, page 867, said Register's Office.

4439 06/02 0101 03CHECK 360.50
0444638
IDENTIF. + REFERENCE
98 JUN -2 AM 10:59
REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 10956 PG 366

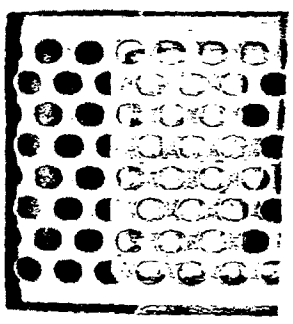
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

06/02/98 01 11:01 0001 4439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0444638
IDENTIF. # REFERENCE

98 JUN -2 AM 10:59

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

No. 1300372