BOOK 11275 PAGE 874

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,000.00

Danny L Shook
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny L. Shook (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 149-05
159 Pepper Ridge Circle (ADDRESS)	100 Brookwood Place (ADDRESS)	GROUP A
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	PARCEL 15900CO

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, Phyllis Jayne , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny L. Shook

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:

Land in Davidson County, Tennessee, being Unit No. 159 on the plan of condominium site of Second Revision to Phase Five Pepper Ridge Condominiums, of record in Plat Book 7900, page 560, with annexation of land in Book 8684, page 880 corrected, amended and restated in Book 8870, page 546, and in Book 9020, page 155, all in the Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Phyllis Jayne, by deed from Carolyn S. Seymour, unmarried, of record in Book 10433, Page 153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 7900, page 560, with annexation of land in Book 8684, page 880, corrected, amended and restated in Book 8870, page 546 and Book 9020, page 155; Restrictions of record in Book 7900, page 560; Master Deed of Pepper Ridge Condominiums of record in Book 7466, page 248; Book 7572, page 222; Book 7779, page 48; Book 8026, page 588; Book 8297, page 251; Book 8684, page 880; Book 8672, page 17; Book 8870, page 546; Book 8856, page 867 and Book 9020, page 155; and By-Laws of Pepper Ridge Homeowner's Association, Inc. of record in Book 7466, page 307; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 159 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 my hand this 29th day of December 19 98

Phyllis Jayne by Bev Clifford

Phyllis Jayne by her Attorney-in-Fact, Bev Clifford

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Bev Clifford with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Phyllis Jayne the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Phyllis Jayne the within named bargainor(s) by the said Bev Clifford as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 29th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

GREGORY S. PERRONE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

6925 12/31 0101 CESHECK 460.40

WARRANTY DEED

FROM

Phyllis Jayne

TO

Danny L. Shook

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
98 DEC 31 AM 9:40
05311233
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAPT	
	122000.00
CO TX	451.40
PRFEE	1.00
MISC	6.00
CFEE	2.00
TOTAL	460.40
CHECK	460.40

12/30/98 01 09:39 0001 6225

05 31 233

IDENTIFICATION

98 DEC 31 AM 9:40

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404232