18A

#2004570.1 3 31 99
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
(From Information Furnished By the Parties)

GENERAL WARRANTY DEED

BOOK 11430 PG 546

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John David Peppers 5123 Regent Drive Nashville, TN 37220	Same	Map 52-16-A Parcels 2, 6, 20, 25, 28, 30, 44, 45, 48, 50, 52, 58, 62, 66, 77, 86, 87, 88, 89 and 90

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DELMER H. PEPPERS ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto JOHN DAVID PEPPERS, ("Grantee"), his heirs and assigns, a 50% undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

This is improved property known as 1301 Neely's Bend Road, Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Grantor also assigns to Grantee all tenant leases relating to the property, and Grantee assumes the obligations of Grantor under said leases arising after the date hereof.

WITNESS my hand this 3rd day of April, 1999.

DELMER H. PEPPERS

99 APR 13 PM 3:49
[illegible] GAY
DAVIDSON COUNTY REGISTER
[illegible] COUNTY, TN.

[illegible] REFERENCE
057381 9

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, DELMER H. PEPPERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 1999.

Notary Public

My Commission Expires: MAY 26 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $164,500.00.

Affiant

Sworn to and subscribed before me this 3rd day of April, 1999.

Notary Public

My Commission Expires: MAY 26 2002

BOOK 11430 PG. 547

EXHIBIT A

Apartment Unit Nos. A-2, A-6, C-20, C-25, D-28, D-30, E-44, E-45, F-48, F-50, F-52, G-58, G-62, G-66, J-77, K-86, K-87, K-88, K-89, and K-90, of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to each Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Units.

Being the same property conveyed to Delmer H. Peppers by deed from Central Tennessee Investment Company, Inc., Trustee, of record in Book 5484, page 139 and by deed from Judy K. Amonette, unmarried of record in Book 6249, page 819, Register's Office of Davidson County, Tennessee.

Grantee by acceptance of this deed hereby joins in and accepts, and agrees to be bound by (i) all terms and provisions of the Master Deed of record in Book 5483, page 86, Register's Office of Davidson County, Tennessee, and (ii) all terms and provisions of the Charter of Neely's Bend Condominium Association, Inc., of record in the Office of the Secretary of State of Tennessee under Document No. 00090 01074, in Book 5476, page 765, Register's Office of Davidson County, Tennessee, and the By-Laws and Rules and regulations of said corporation. Said Grantee further agrees hereby to pay all assessments whether special or general which are levied by Neely's Bend Condominium Association, Inc. in connection with Neely's Bend Condominium.

2081 04/13 0101 03CHECK 627.65

EXHIBIT B

1. 1999 Taxes, a lien not yet due and payable.

2. Master Deed for Neely's Bend Condominium of record in Book 5483, page 86, Register's Office of Davidson County, Tennessee.

3. Plat of record in Book 5200, page 200, said Register's Office.

4. Charter of Neely's Bend Condominium Association, Inc. of record in Book 5476, page 765, said Register's Office.

5. By-Laws and Rules and regulations of said corporation.

6. Other matters of record.

7. Highway, roadway, and utility easements.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

05738819

IDENTIFICATION REFERENCE

99 APR 13 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11430 PG. 560

CAMT	164500.00
CON TX	608.65
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	627.65
CHECK	627.65

04/13/99 01 15:51 0001 2081

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451060