Box 2

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

BOOK 11493 PG. 207

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO: NationsBanc Mortgage	MAP PARCEL NUMBERS
(NAME) Valerie J. Dunn	(NAME) 2059 Northlake Pkwy	FB 2DU-70886
(STREET ADDRESS OR ROUTE NUMBER) 138 Pepper Ridge	(STREET ADDRESS) Tucker, GA 30084	Map 149-5-A
(CITY) Antioch, (STATE) TN (ZIP) 37013	(CITY) (STATE) (ZIP)	Parcel 138

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, Marvin Moorer, Unmarried *have this day bargained and sold, and do hereby transfer and convey unto the said* Valerie J. Dunn

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. 138 on the Plan of Pepper Ridge Condominiums, Revision to Phase Five, of record in Book 8250, page 162, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marvin Moorer by deed from H.M. Properties, Inc., of record in Book 9299, page 323, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

ROBIN S. WEAKLEY NOTARY PUBLIC WILLIAMSON COUNTY, TN. My Commission Expires March 18, 2003

Subscribed and sworn to before me this the 18th *day of* May *19* 99

My commission expires: 3/18/2003 *(Affix Seal)*

Affiant's actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Valerie J. Dunn

Robin S. Weakley
Notary Public

This is unimproved ( ) property, known as 138 Pepper Ridge Circle *(Street)* Antioch *(P.O. Address)* TN 37013 *(City or Town)* *improved (X)* *(House Number)*

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 18th *day of* May, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvin Moorer

Marvin Moorer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tanya Holleran, *a Notary Public in and for said County and State,* _____

Marvin Moore, *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 and official seal at Nashville, Tennessee *this* 6 *day of* August, *19*98.

Tanya Holleran
Notary Public

My Commission Expires Jan. 27 2001

My Commission Expires: _____

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:

Taxes for 1998: A lien, but not yet due or payable.

Subject to all matters shown on the Plan of record in Book 8250, page 162, in said Register's Office.

Subject to the provisions of the condominium Master Deed of record in Book 7466,Page 248, amended in Book 8672, Page 17, Book 8856, Page 867, Book 8684, page 880, and amended in Book 8870, Page 546, said Register's Office, wich submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens, and other matters, to wich Master Deed reference is hereby made for more particulars.

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

05911129
IDENTIFICATION REFERENCE
RECEIVED
1998 MAY 25 PM 2:29
REGISTER
DAVIDSON COUNTY, TN
0485 05/25 0101 03CHECK 362.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11493 PG. 209

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

0591129

BOOK/PAGE # REFERENCE

99 MAY 25 PM 2:29

FILED
DAVIDSON COUNTY
REGISTER

		CAMT	95000.00
		CON TX	351.50
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	362.50
		CHECK	362.50
05/25/99	01	14:32 0001	0485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1465071