STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,900.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 1999.

Notary Public

My Commission Expires: 9-11-2001

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

0356 08/16 0101 03CHECK 543.43

99 AUG 16 AM 10:32

MAIL ENV.

06245655

IDENTIF. & REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Christopher M. Ozanne
5123 Regent Drive
Nashville, Tennessee 37220

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 146-150-006.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John D. Peppers and wife, Christianna M. Peppers** hereinafter referred to as Grantor, hereby transfers and conveys to **Christopher M. Ozanne** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot Number 126 on the Plan of Haileywood Estates, Section VII, of record in Plat Book 2330 at page 104, Register's Office for Davidson County, TEnnessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JOHN D. PEPPERS and wife, CHRISTIANNA M. PEPPERS by deed from Paul W. Ligon, III and wife, Lori M. Ligon (formerly Lori D. Mathis) of record in Book 10740, page 587, Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5123 Regent Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 27th day of July, 1999.

John D. Peppers

Christianna M. Peppers

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 John D. Peppers and wife, and Christianna M. Peppers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 1999.

Notary Public

9-11-2001
My Commission Expires

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11620 PAGE 301

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

0624565
IDENTIF. & REFERENCE

99 AUG 16 AM 10:32
REGISTER
DAVIDSON COUNTY, TN.

CAMT	143900.00
CON TX	532.43
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	543.43
CHECK	543.43

08/16/99 01 10:31 0001 6356

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506609