[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.
[Gelena Wilson	] Pioneer Mortgage Co.	]
[	] Attn: Tax Dept.	] MAP and PARCEL
[236 Pepper Ridge Circle	] 225 Noah Drive, St 360	] 149-05-1 A 236
[Antioch, TN 37013	] Franklin, TN 37064	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

RETURN TO: WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027
B-0178

WARRANTY DEED

BOOK 11634 PAGE 848

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 and sufficiency of all of which are hereby acknowledged, We, **Robert S. Hitchcock and Joanna E. Hitchcock, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Gelena Wilson, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

0614 08/25 0101 03CHECK 369.90

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 236 of Pepper Ridge Condominiums, Phase 2, a Horizontal Property Regime, located on Una-Antioch Pike, Antioch, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase 2, recorded as "Exhibit A" to Annexation of Land of record in Book 7572, Page 222, of the Register's Office for Davidson County, Tennessee; said Annexation subjects that property known as Pepper Ridge Condominiums, Phase 2, to the Master Deed and Declaration of Covenants, Conditions, and Restrictions dated February 8, 1988, 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, of record in Book 7466, Page 248, said Register's Office, and by Annexation of Land of record in Book 7572, Page 222, 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 Robert S. Hitchcock and wife, Joanna E. Hitchcock, by deed from H M Properties, Inc., a Tennessee Corporation, of record in Book 8040, Page 896, Register's Office for Davidson County, Tennessee.

This is property with a common address of 236 Pepper Ridge Circle, Antioch, TN 37013.

PROPERTY CONVEYED "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the all subsequent years and for the current year, said taxes for the current year having been prorated and payment of same being assumed by the Grantee; 2) The plat of record in Book 6900, Page 689, said Register's Office, and all matters therein; 3) Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7466, Page 248, as amended in Book 8672, page 17, said Register's Office; 4) Annexation of Land of record in Book 7572, page 222, said Register's Office; 5) Easement for sanitary sewers and/or storm drainage of record in Book 7505, page 804, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $97,000.00
[
[Affiant
[Subscribed and sworn before me this 20th day of August, 1999.
[
[My Commission Expires: 12/6/99 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

BOOK 11634 PAGE 849

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of August, 1999.

Robert S. Hitchcock

Robert S. Hitchcock

Joanna E. Hitchcock

Joanna E. Hitchcock

STATE OF GEORGIA
COUNTY OF Towns

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Robert S. Hitchcock and Joanna E. Hitchcock, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18th day of **August, 1999**.

Rebecca J. Bradshaw
Notary Public
My Commission Expires:

Notary Public, Towns County, Georgia
My Commission Expires March 26, 2001

File No. 9908-165.WD

0628534

RECEIVED FOR REFERENCE

99 AUG 25 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11634 PAGE 850

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

0628534

QUENTIN A REFERENCE

99 AUG 25 PM 3:07

REGISTER
DAVIDSON COUNTY, TN.

CAMT	97000.00
CON TX	358.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.90
CHECK	369.90

08/25/99 01 15:07 0001 0614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508702