STATE OF TENNESSEE
COUNTY OF DAVIDSON

00-2417

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00

J. Curtis Tapp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 2000

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/20/2002

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| J. Curtis Tapp | Jefferson Heritage Mortgage Company | 92-05 |
| (NAME) | (NAME) | |
| 309 Mosley Drive | 15435 Clayton Road | 94 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Springfield, TN 37172 | Ballwin, MO 63011 | 11D 69210 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, John Clayton Pepper, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Curtis Tapp, married

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:

See exhibit A attached hereto and made a part hereof.

Instr:200003290031368 Page: 1 OF 3
REC'D FOR REC 03/29/2000 9:23:14AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $340.03

This is improved property known as 308-310 East Palestine Avenue, Madison, TN 37115

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 his hand this 27th day of March, 2000.

John Clayton Pepper Trustee
John Clayton Pepper

Sarah M. Pepper
Sarah M. Pepper

00-2417

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the John Clayton Pepper the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 27th day of March, 2000.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____ John Clayton Pepper, Trustee and Sarah M. Pepper _____ the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 27th day of March, 2000.

My commission expires 5/20/2002

_____
Notary Public Janis L. Duree

File No.: 00-2417

ATTACHMENT

Being part of Lot No. 16 on an unrecorded Map of George F. Roth's Resubdivision of Lots 19 & 23 of the Montague Subdivision, not of record, and described according to a copy of a survey thereof made April 24, 1946, by Dorris Boner, Surveyor, as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikins Bend Road; thence with the margin of East Palestine Avenue, southeasterly 315 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 & 16, southwesterly 91.25 feet to a corner of Lot No. 15; thence with the line between Lots No. 15 & 16, northwesterly 304.7 feet to the margin of Millikins Bend Road; thence with the margin of the same, northeasterly along a slight curve, 92.25 feet to the point of beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PROPERTY CONVEYED TO JOHN EDWARD WRIGHT, JR. AND WIFE, SHIRLEY J. WRIGHT BY DEED OF RECORD IN BOOK 5156, PAGE 805, SAID REGISTER'S OFFICE, described as follows:

Beginning at the southeast intersection of East Palestine Avenue and Millikens Bend Road; thence with the margin of East Palestine Avenue, southeasterly 150 feet to a point; thence perpendicular to the margin of East Palestine Avenue, southwesterly 91 feet, more or less, to a point in the line between Lots 15 & 16; thence with the line between Lots 15 & 16, northwesterly 150 feet to the easterly margin of Millikens Bend Road; thence with the margin of the same northeasterly along a slight curve 92.25 feet to the point of beginning.

BEING the same property conveyed to John Clayton Pepper, Trustee of the Pepper Family Trust, dated the 26th of July 1995, with full power to sell, transfer, convey, mortgage and lease without the joinder of any beneficiary, by deed from J. Clayton Pepper, filed of record in Book 9753, page 74, Register's Office for Davidson County, Tennessee.

Sarah M. Pepper, spouse of the said Grantor, joins in this instrument for the purpose of conveying any interest she may have in the said property.