Davidson County DEEDWARR
Recvd: 09/18/00 08:21 2pgs
Fees:11.00 Taxes:1609.50
20000918-0092172

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 20L-090064

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $435,000.00.

Affiant

Sworn to and subscribed before me on this the 13th day of September, 2000.

NOTARY PUBLIC
My Commission Expires: 7-[illegible]-2001

MORTGAGEE:

Regions Mortgage, Inc.
605 S. Perry Street
Montgomery, AL 36104

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Troy N. Pepper	Regions Mortgage, Inc.	131-4-267
1133 Glenwood Avenue	P. O. Box 8041	
Nashville, TN 37204	Little Rock, AR 72203	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **CHARLES G. WALLACE, unmarried**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **TROY N. PEPPER and wife, BONNIE W. PEPPER**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN being Lot No. 2 on the Resubdivision of Lots Nos. 9 and 10 of Parkview Subdivision of record in Book 6200, Page 117, Registers' Office for said County to which plan reference is hereby made for a more complete legal description.

BEING a portion of the same property conveyed to CHARLES G. WALLACE by Deed from ROBERT L. JACKSON, TRUSTEE of record in Book 7184, Page 341 and by Deed from CLOYCE P. BRADLEY and wife, MARY JARNAGIN BRADLEY of record in Book 5518, Page 353, Registers' Office for Davidson County, TN.

This is (improved/unimproved) property known as 1133 Glenwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 13th day of September, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHARLES G. WALLACE

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, CHARLES G. WALLACE, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 13th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 7-9-2001