# WARRANTY DEED

Title Connection, Inc.
761 Old Hickory Blvd.
Suite 103
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th Day of September, 2001

Notary Public

MY COMMISSION EXPIRES: 7-20-2003

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney at Law, 613 Potomac Place, Suite 201 Smyrna, TN 37167

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alice Ann Reid | City State Bank | 149-5-A-225.00 CO |
| (NAME) 225 Pepper Ridge Circle | (NAME) 5200 Maryland Way # 310 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lorraine S. Thomas and William Ronald Thomas and Donald E. Thomas**, each conveying their one-third interest hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alice Ann Reid, unmarried** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Unit No. 225, on the Plan of Pepper Ridge Condominiums, according to the plat thereof, recorded in Plat Book 8250, Page 239 of the Register's Office of Davidson County, Tennessee, said plat having amended plat of record in Plat Book 6250, page 559 and Plat Book 6900, page 295, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Lorraine S. Thomas , a one-third interest and William Ronald Thomas, a one-third interest and Donald E. Thomas, a one-third interest by Warranty Deed of record in Book 9275, page 878, Register's Office of Davidson County, Tennessee.

Subject to Master Deed and By-Laws of record in Book 7466, page 248, Book 7466, page 307, Book 8672, page 17, Book 8856, page 867 and in Book 11634, page 91; Easement for sanitary sewer and/or storm drainage purposes of record in Book 7061, page 168 and in Book 7505, page 804; any and all matters as shown on plat of record in Plat Book 8250, page 239, Book 6250, page 559, Book 6900, page 295; all of the Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved( X ) property, known as 225 Pepper Ridge Circle Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 14th Day of September, 2001.

Lorraine S. Thomas by Donald E. Thomas, attorney in fact
**Lorraine S. Thomas**
**By: Donald E. Thomas, her attorney in fact**

Donald E. Thomas
**Donald E. Thomas**

William R. Thomas
**William Ronald Thomas**

Davidson County DEEDWARR
Recvd: 09/25/01 15:19 2pgs
Fees:13.00 Taxes:414.40

20010925-0103772

STATE OF TENNESSEE )
:ss
COUNTY OF DAVIDSON )

On this the 14th day of September, 2001, before me personally appeared Donald E. Thomas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Agent by Power of Attorney for Lorraine S. Thomas, and is authorized to execute this instrument, by virtue of an instrument being recorded in Instrument No. 20010925-0103771 Register's Office of Davidson County, TN.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the _____ day of September, 2001.

NOTARY PUBLIC

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 11/17/02

STATE OF TENNESSEE )
:ss
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, William Ronald Thomas and Donald E. Thomas whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office, ~~this~~ the 14th day of September, 2001.

NOTARY PUBLIC

CONNIE R. GILL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission Expires: 11/17/02