STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of September, 2001.

Notary Public

My Commission Expires: 10/22/04

THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 09/26/01 11:37 2pgs
Fees:13.00 Taxes:384.80
20010926-0104165

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joey E. Bouldin and Debra Bouldin
205 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 149-050-A-205.00CO

Debra C. Bouldin

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, **Prince Properties, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor, hereby transfers and conveys to **Joey E. Bouldin and Debra Bouldin, husband and wife,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 205 on the final Plat of Pepper Ridge Condominiums, Phase Eight, created under Title 64, Section 2701, et. seq. as amended, Tennessee Code Annotated, of record in Book 7466, page 248, amended in Book 8672, page 17, rerecorded in Book 8858, page 867, and annexation of Phase Eight of record in Book 9402, page 208, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed and Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Pepper Ridge Restrictions in Book 8250, page 304, said Register's office for a more complete identification and description of such unit.

Being the same property conveyed to Prince Properties, LLC by deed from William Keith Reffner, unmarried, of record at Instrument #2001 030100 18911, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters appearing on the Plan of Pepper Ridge Condominiums, Phase 8, as of record in Plat Book 8250, page 804, Register's Office of Davidson County, Tennessee.

This property is subject to Master Deed as of record in Book 7466, page 248; Book 7572, page 222; Book 7779, page 48; Book 8026, page 588; Book 8297, page 251; Book 8684, page 880; Book 8672, page 17; Book 8870, page 546; Book 9020, page 155; Book 9321, page 18; Book 9402, page 208; Instrument # 2001 012300 06702, Register's Office for Davidson County, Tennessee, and By-Laws of record in Book 7466, page 307 and Book 11634, page 91, Register's Office of Davidson County, Tennessee.

Subject to HOA Charter of record in Book 7497, page 462 of said County.

Subject to Easement for Sanitary Sewer and Storm Drainage of record in Book 7505, page 804, Register's Office of said County.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien 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.

This is improved property known as 205 Pepper Ridge Circle, Antioch, Tennessee 37013.

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 I do covenant with the said **GRANTEES** 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 **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 hand this 21st day of September, 2001.

Prince Properties, LLC

By: Sheila Prince

Its: President

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 Prince Properties, LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2001.

K. THOMAS SIDWELL NOTARY PUBLIC WILLIAMSON

Notary Public

My Commission Expires: 10/22/01

03926-BW