Map & parcel
51.10.B
34

Davidson County DEEDWARR
Recvd: 04/24/02 10:34 3pgs
Fees:18.00 Taxes:222.00
20020424-0050423

WARRANTY DEED

For good consideration, I BETTY J. PEPPERS ,

hereby known as Grantor, of 802 OLD COACH PLACE, HERMITAGE, TN,

County of DAVIDSON , State of TENNESSEE ,

prepared by:

hereby bargain, deed and convey to PATRICIA G. WRIGHT OR DONALD K. WRIGHT

NEW owner & tax bills

hereby known as Grantee, of 924 LAURA STREET, GALLATIN, TN 37066,

County of SUMNER , State of TENNESSEE,

the following described land in DAVIDSON County, State of

TENNESSEE , free and clear with WARRANTY COVENANTS;
to wit:

A certain condominium apartment located in Davidson County, Tennessee, described as follows:

Unit # 113 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" on the Master Deed of record in book 6984, page 84, Register's office for said County, to which Reference is here made for a more particular description, and being part of the land shown On the subdivision plat of Ellington Place Condominiums, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brandon Properties, Inc. a Tennessee Corporation, by deed from Larry L. Westbrook, Trustee, of record in Book 6694, page 19, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hershel W. Peppers and wife Betty Peppers in Book 7082, Page 764, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty Peppers by Quitclaim Deed, Book 10272, Page 474, Register's Office for Davidson County, Tennessee.

**

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its
heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by QuitClaim Deed ,

dated the 26TH day of November in the year 1996.

WITNESS the hands and seal of said Grantors this 17th day of

April, in the year of 2002.

Betty J Peppers
SIGNATURE

Betty J Peppers
PRINT NAME

SIGNATURE

PRINT NAME

IN THE PRESENCE OF:

Bob Hem of 605 So. Timber Ct Brentwood TN. 37027
WITNESS ADDRESS

Deborah B. Bailey of 7103 Dogwood Lane Crossplains, TN 37049
WITNESS ADDRESS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 60,000
Patricia A Wright
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF April 20 02
Deputy Register

NOTARY AFFIDAVIT

STATE OF Tennessee

COUNTY OF Davidson

On this day, before me, the undersigned authority, in and for and residing in the above County and State, personally appeared Betty D Peppers who is known to me to be the same person whose name is subscribed to the forgoing document, and, being duly sworn, he/she verified that the information contained in the foregoing document is true and correct on personal knowledge and acknowledged that said document was signed as a free and voluntary act.

Subscribed and sworn this 17th day of April,
in the year of 2002.

WILLIAM PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

William Patterson
NAME AND SIGNATURE

My commission expires on: My Commission Expires JAN. 28, 2006

**The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements Thereof; and is subject to the By-Laws for the administration thereof; Also subject to easements, rights and interest in favor of other Unit owners and all sewer, water, electrical, telephone and other Utility easements now or hereafter established over, through, or Upon the land embracing the regime and buildings thereon; and also Including without limitation all conditions, covenants, restrictions, Options, burdens, liens, assessments, and other undertaking contained In the Master Deed Establishing a Horizontal Property Regime of Ellington Place Condominiums, of record in Book 6984, page 84, Register's Office For Davidson County, Tennessee, and the By-Laws appended thereto.