PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: _____ Title No: 44002

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/01/02 15:32 2pgs
Fees:13.00 Taxes:358.53
20021101-0134369

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Glenn Brannen 124 Pepper Ridge Antioch, TN 37013	ABN AMRO Mortgage Group, Inc. 2600 Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 149-05-124

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$96,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Eva Close, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Glenn Brannen** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.124 of Pepper Ridge Condominiums, Phase 4,a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 7900 page 257 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Eva Close, a single woman by deed from Sue A. West, a single woman of record in Book 11692, page 593, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 257, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 7466, page 248, Book 8297, page 251, Book 8672 page 17, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 124 Pepper Ridge, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2002 .

Eva Close

Eva Close

State of TENNESSEE

County of WILLIAMSON

On this 30th day of October, 2002 , before me the undersigned authority, personally appeared **Eva Close** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of WILLIAMSON My Commission Expires JULY 26, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $96,900.00

Affiant

Sworn and subscribed before me this 30th day of October, 2002

My Commission Expires:

CHRISTY WILKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 26, 2003