(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of March, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE — JOHN McCANN — COMMISSION EXPIRES AUG. 14, 2005 — WILLIAMSON COUNTY, TN

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: 03/17/03 10:21 3pgs
Fees:18.00 Taxes:455.10
20030317-0035114

ADDRESS NEW OWNER(S) AS FOLLOWS:
Julie A. Pitts
204 Pepper Ridge Circle
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 149-050-A-204.00 CO

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, **Linda J. Rowe-Matthews , a married woman** hereinafter referred to as Grantors, hereby transfers and conveys to **Julie A. Pitts, a married woman** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 204 Pepper Ridge, a Condominium, a Horizontal Property Regime, located on Pepper Ridge Circle, Davidson County, Tennessee, as shown on the plat of Unit 204 Pepper Ridge Condominium Apartments, record in Plat Book 7900, Page 42, as corrected in Book 8163, Page 839, said Register's Office, and described in a Master Deed recorded in Book 7466, Page 248, as amended in Book 7779, Page 48; Book 8026, Page 588; Book 8672, Page 17, and Book 8856, Page 567, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Unit 204 Pepper Ridge Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 7466, Page 307, Register's Office for Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Linda J. Rowe, unmarried by Warranty Deed from Scott D. Hernandez, married, of record in Book 11502, Page 54, Register's Office for Davidson County, Tennessee, dated May 27,1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 42; as corrected in Book 8163, Page 839, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7497, Page 462, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7505, Page 804,Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 7466, Page 248; as amended in Book 7779, Page 48; Book 8026, Page 588; Book 8672, Page 17; Book 8856, Page 567; Book 9321, Page 18, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7466, Page 307, Register's Office for Davidson County, Tennessee.

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 2003, 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 204 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 13th day of March, 2003.

Linda J. Rowe-Matthews

Timothy V. Matthews *

* Timothy V. Matthews joins in this instrument to convey any and all martial interest he has in subject property.

STATE OF TENNESSEE

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 Linda J. Rowe-Matthews and Timothy V. Mattthews, 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 13th day of March, 2003.

Notary Public

My Commission Expires:

