This instrument prepared by and return to:
**Sharon Riney**, an employee of
**First American Title Insurance Company**
**Six Cadillac Drive, Suite 190**
**Brentwood, Tennessee 37027**
**(615) 371-8999**

File No.: **2120-584922**

Davidson County DEEDWARR
Recvd: 08/04/04 14:52 3pgs
Fees:18.00 Taxes:488.40
20040804-0093783

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **Thirtieth day of July, 2004**, by and between **Elizabeth Jane Moore**, parties of the first part, and **Stephen R. Wulfing and Marie L. Walters-Wulfing, husband and wife**, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

**UNIT NO. 105 OF PEPPER RIDGE CONDOMINIUMS, PHASE I, A HORIZONTAL PROPERTY REGIME, LOCATED ON UNA-ANTIOCH PIKE, ANTIOCH, DAVIDSON COUNTY, TENNESSEE AS SHOWN ON THE PLAT OF PEPPER RIDGE CONDOMINIUMS, PHASE I, RECORDED IN PLAT BOOK 6900, PAGE 526, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A MASTER DEED AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD IN BOOK 7466, PAGE 248, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIONS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, OWNERS AND TENANTS OF PEPPER RIDGE CONDOMINIUMS, PHASE I, CONTAINED IN THE MASTER DEED AND BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7466, PAGE 248, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART OF THE SAME AS THOUGH COPIED HEREIN.**

**BEING THE SAME PROPERTY CONVEYED TO ELIZABETH JANE MOORE, AN UNMARRIED PERSON BY WARRANTY DEED FROM H M PROPERTIES, INC., A TENNESSEE CORPORATION, RECORDED THE 19TH DAY OF MAY, 1992 IN DEED BOOK 8628, PAGE 984, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: in said Register's office.

This conveyance is made subject to:

Parcel ID # **149-05-A 105.00 CO**

**X** Improved OR
Unimproved property located at: **105 Pepper Ridge Circle, Antioch, Tennessee 37013**



584922

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons claiming by, through, or under him/her, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Elizabeth Jane Moore BY ATTORNEY IN FACT
Elizabeth Jane Moore by Thomas Hughes, Attorney in Fact

**********

Owner's Name: **Stephen R. Wulfing and Marie L. Walters-Wulfing**

and Address: **105 Pepper Ridge Circle**
**Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**NEW OWNER**

State of **Tennessee**

County of **Williamson**

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **07/30/2004**, by **Thomas Hughes** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Elizabeth Jane Moore** as her attorney in fact and acknowledged that he executed the same as the free act and deed of said Elizabeth Jane Moore.

NOTARY PUBLIC

Notary Print Name

My Commission Expires: 5-27-07

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$132,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirtieth day of July, 2004.**

Notary Public

My Commission Expires: 5-27-07