THIS INSTRUMENT PREPARED BY:
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(615)441-0001

Davidson County DEEDWARR
Recvd: 03/03/05 14:32 2 pgs
Fees:13.00 Taxes:421.80
20050303-0023676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FOURTEEN THOUSAND AND 00/100 DOLLARS ($114,000), the receipt of which is hereby acknowledged, WE, **LOUIS L. GRONES and wife, JEAN GRONES , ("Grantors"),** have bargained and sold, and by these presents do transfer, convey and warrant unto **GARY C. PEPPER, an unmarried man, ("Grantee"),** his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 63A on the Plan of River Trace Estates, Phase 1, Section I, a Planned Unit Development, as of record in Book 6250, pages 996, and 997, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JODI K. STRAWN, and LOUIS L. GRONES and wife, JEAN GRONES by deed from Robin E. Beeman of record in Instrument # 2001 072700 80156, Register's Office of Davidson County, Tennessee. And being the same property conveyed to LOUIS L. GRONES and wife, JEAN GRONES by Quitclaim Deed from JODI K. STRAWN of record in Instrument # 2002 0124-009642, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the declaration of covenants, conditions, and restrictions of record in Book 6851, page 370, and Book 6982, Page 747, said Register's Office.

This conveyance is subject to the by-laws of record in Book 6851, page 390, said Register's Office.

This conveyance is subject to the Charter of River Trace Homeowners Association of record in Book 6851, page 363, said Register's Office.

This conveyance is subject to an Open Space Deed of record in Book 7907, page 168, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Book 6250, pages 996 and 997, said Register's Office.

This conveyance is subject to a transmission line easement of record in Book 1163, page 341, said Register's Office.

This conveyance is subject to a flowage easement of record in Book 2022, page 83, said Register's Office.

This conveyance is subject to an electric power transmission line easement of record in Book 3959, page 595, said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, and all the rights, easements, and appurtenances belonging thereto, unto the said Grantee, his heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantee, Grantee's heirs and assigns forever, against the lawful

claims and demands of all persons.

IN WITNESS WHEREOF, we have set our hands to this instrument this 25th day of FEBRUARY, 2005.

Louis L. Grones
LOUIS L. GRONES

Jean Grones
JEAN GRONES

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 25th day of FEBRUARY, 2005, before me personally appeared **LOUIS L. GRONES and JEAN GRONES,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 25th day of FEBRUARY, 2005.

Christopher L. Kelly
NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DICKSON CO. TENNESSEE

My Commission Expires: 2-20-2007

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STATE OF TENNESSEE

COUNTY OF Davidson

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 25th day of February, 2005.

NOTARY PUBLIC

RICHARD MANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXP. ON MAY 30, 2007

My commission Expires: 2-20-2007

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THIS IS IMPROVED PROPERTY KNOWN AS:
2712 Riverbend Dr., Nashville, TN 37214

MAP & PARCEL - 62-2-A-76.00CO

FIELD BOOK #: 3DX-00195

ADDRESS OF NEW OWNER
Gary C. Pepper
2712 Riverbend Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
First Horizon Home Loans
2525 West End Ave Ste 400
Nashville, TN 37203