Davidson County DEEDWARR
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Fees:13.00 Taxes:1021.20
20060601-0064210

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
MICHAEL PEPPERS	MICHAEL PEPPERS	181-10-0-A-062.00
6880 SCARLET RIDGE DRIVE	6880 SCARLET RIDGE DRIVE	
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SCOTT W. CARON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **MICHAEL PEPPERS, UNMARRIED**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 223 on the plan of the First Revision, Final Plat, Autumn Oaks, Section Two, of record in Plat Book 11700, page 64, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Scott W. Caron, a single person from Thomas Lee Christianson of record in Instrument No. 20051014-0124390, said Register's Office.

This is improved property known as: 6880 Scarlet Ridge Drive, Brentwood, TN 37027

Subject to:

1) 2006 taxes which have been assumed by the grantee;
2) All restrictions and easements of record.

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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. Whenever 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 our hands this 31st day of May, 2006.

Scott W. Caron

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Scott W. Caron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31st day of May, 2006.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $276,000.00.

Michael Pappas
AFFIANT

Subscribed and sworn to before me this 31 day of May, 2006.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY