McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

J. Carlton Drumwright State of Tennessee Notary Public Williamson County (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $118,000.00 Melissa Cousins Affiant Subscribed and sworn to before me, this 30th day of May, 2006. J. Carlton Drumwright Notary Public My commission expires: 9/16/09

Davidson County DEEDWARR
Recvd: 06/01/06 15:00 2 pgs
Fees:13.00 Taxes:436.60
20060601-0064651

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lois G. Balboa	**Bank of America N.A.**	**Map 165-13-O-A, Parcel 88-CO**
4056 Pepperwood Drive	**P.O. Box 1675**	
Antioch, TN 37013	**Coraopolis, PA 15108**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Rheadawn M. Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lois G. Balboa

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 500, on the Plan of Peppertree Forest, Section Eight, P.U.D., of record in Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James R. Brown and wife, Rheadawn M. Brown, by Warranty Deed, from Allen Earps and wife, Betty Earps, of record in Book 9390, page 357, Dated June 24, 1994, Register's Office for Davidson County, Tennessee. James R. Brown conveyed his interest to Rheadawn M. Brown, unmarried by Quitclaim Deed, of record in Instrument No. 20030402-0043296, Dated November 23, 2002, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 652, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7982, page 736, Book 8757, page 607 and Book 9287, page 698, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 6900, page 943, Register's Office for Davidson County, Tennessee.
Charter for Home Owners Association of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
By Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 4056 Pepperwood Drive, Antioch, TN 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 that we are lawfully seized and possessed of said land in fee simple, have

a good right to convey it and the same in 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. 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/our hand(s) this 30th day of May, 2006.

Rheadawn M. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Rheadawn M. Brown, unmarried , the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2006.

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
JULY 18, 2009

File #: **06344-JM**
RECORD & RETURN TO:
McCANN & HUBBARD
7105 CROSSROADS BLVD. SUITE 105
BRENTWOOD, TN 37027