# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/07 12:10 2 pgs
Fees:13.00 Taxes:425.13
20070301-0025384

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires Feb. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Celista L Hammond
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-10-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CICELY PETERSON | BANK OF AMERICA | MAP 149-5-A PAR 130CO |
| (NAME) | (NAME) | |
| 130 PEPPER RIDGE CIRCLE | 200 S. COLLEGE ST. | |
| (ADDRESS) | (ADDRESS) | |
| ANTIOCH, TN 37013 | CHARLOTTE NC 28255-0001 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I, **CELISTA L. HAMMOND, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CICELY PETERSON**, HEREINAFTER CALLED THE GRANTEE, HER 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 No. 130, Pepper Ridge Condominium, Phase IV, located on Una Antioch Pike, Davidson County, Tennessee, as shown on the plat of Pepper Ridge Condominiums, Phase IV, recorded in Plat Book 7900, page 257, said Register's Office, and described in a Master Deed recorded in Book 7466, page 248, as amended in Book 8297, page 251, and Book 8672, page 17, re-recorded in Book 8856, page 867, and further amended in Book 9155, page 806, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed and relating to the apartments, property, co-owners and tenants to Pepper Ridge Condominiums, contained in the Master Deed and By-Laws Appended thereto, recorded in Book 7466, page 248, as amended in Book 8297, page 251, Book 8672, page 17, re-recorded in Book 8856, page 867, and further amended in Book 9155, page 806, 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 Celista L. Hammond by deed dated January 5, 2006 of record in Instrument No. 20060113-0005646, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 130 PEPPER RIDGE CIRCLE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of February, 2007.

Celista L Hammond
CELISTA L. HAMMOND

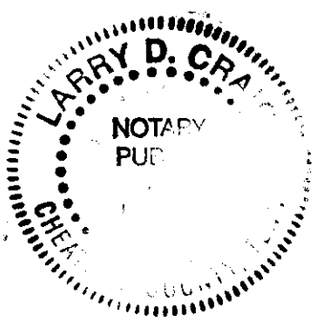
STATE OF TENNESSEE

COUNTY OF DAVIDSON

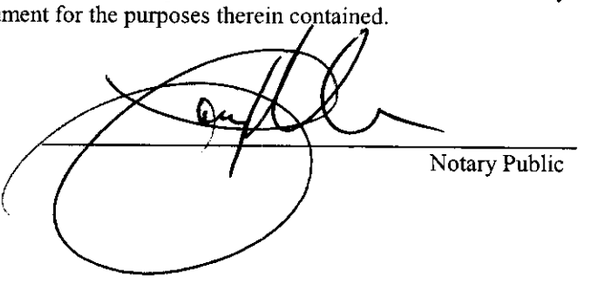
Before me, the undersigned, a Notary Public, in and for the said County and State, CELISTA L. HAMMOND, a single woman the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 2/28/2007.

Commission expires: 2-10-08




My Commission Expires FEB. 10, 2008



Notary Public