Box 29

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

15984

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

John W. Harrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2007.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 11/22/2010

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Harrell	Franklin American Mortgage Company	149050A10500CO
(NAME)	(NAME)	
105 Pepper Ridge Circle	501 Corporate Centre Drive, #400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Stephen R. Wulfing and Marie L. Walters-Wulfing, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Harrell, unmarried

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:

See exhibit A attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 06/26/07 11:06 3 pgs
Fees:18.00 Taxes:512.45

20070626-0076155

This is improved property known as 105 Pepper Ridge Circle, 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, 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 their hands this 22nd day of June, 2007.

Stephen R. Wulfing

Marie L. Walters-Wulfing

File No.: 15984

ATTACHMENT

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 Convenants, 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 Stephen R. Wulfing and Marie L. Walters-Wulfing, husband and wife by deed from Elizabeth Jane Moore, an unmarried woman, dated July 30, 2004, filed of record in Instrument Number 20040804-0093783, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the Master Deed and By-Laws and all other existing easements, restrictions and building setback lines of record.

15984

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Stephen R. Wulfing and Marie L. Walters-Wulfing, husband and wife

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2007.

My commission expires 11/22/2010

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010