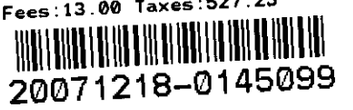
Davidson County DEEDWARR
Recvd: 12/18/07 10:43 2 pgs
Fees:13.00 Taxes:527.25



20071218-0145099

This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 11th day of December, A.D., 20 07, by and between

Jeffrey Majors Taylor An unmarried person

First Parties, and

Maurice Peppers, unmarried

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

BEING LOT NUMBER 60 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), PHASE 2, SMITH SPRINGS TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 200106290068937.** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

OWNER:
C. Maurice Peppers
P.O. Box 40291
Nashville, TN 37204

RESPONSIBLE TAXPAYER:
NEW OWNER

PROPERTY ADDRESS: 3401 Anderson Rd., Antioch, TN 37013

Map & Parcel 136-15B-60.00CO

Being the same property conveyed to Jeffrey Majors Taylor, Unmarried by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington of record in Instrument 200610310135152 on 10/26/2006 and filed for record on 10/31/2006, Register's Office for said County.

**Said Plat voided, vacated and superceded prior plat of record in Instrument #200008280084429 said register's office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Jeffrey Majors Taylor

✓STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, Jeffrey Majors Taylor An unmarried person, 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, at office, this 4 day of December, 20 07.

_____ Notary Public

My Commission Expires: Aug 9, 2011

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 142,500.00. Affiant

Subscribed and sworn to before me this 4th day of December, 20 07.

My Commission Expires: Aug 9, 2011

5/24/09

LETITIA C AUSTIN
Notary Public
Cobb County
State of Georgia
My Commission Expires Aug 9, 2011

DAPHNE D. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MR-GM-10021-03889