THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 5068 PAGE 617

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny W. Earps, et ux	Fidelity Federal Savings & Loan	
(NAME:)	(NAME:)	
Burgess Road		39-103
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, Tennessee		14D-9800
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

RICHARD N. HICKS and wife, BILLIE J. HICKS,

have bargained and sold, and by these presents do transfer and convey unto the said DANNY W. EARPS AND WIFE, SUE E. EARPS, *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 part of the James W. Larkins property, and more particularly described as follows:

Beginning at a railroad spike in the center of Burgess or Simpkins Road, thence North 16° East 44.3 feet to a point in said road; thence north 13° 15' West 203.2 feet to a point in the said road; thence north 27° 45' East 135.3 feet to a point in said road; thence north 36° East 186.0 feet to a railroad spike in said road; thence south 83° 0' East 400 feet to an iron pin; thence south 12° 20' West 516.06 feet to a stake in the branch; thence north 80° 30' west 230.0 feet to a stake in the branch; thence south 72° 0' West 97.0 feet to a stake in the branch; thence north 72° 0' West 111.0 feet to the point of beginning, consisting of 5.1 acres, more or less.

Grantor hereby reserves for himself, his successors and assigns, a perpetual easement for roadway purposes for ingress and egress over the southerly fifty feet of said property; for the use and benefit of the remaining 17.62 acres belonging to grantor, more particularly described as follows:

Beginning at a railroad spike in the center of Burgess or Simpkins Road, thence North 16° 0' East 44.3 feet to a point in said road; thence north 13° 15' west 6.1 feet to a point in said road; thence south 72° 0' East 96.5 feet to a point; thence north 72° 0' East 95.2 feet to a point; thence south 80° 30' East 247.3 feet to a point in the easterly line of said property; thence along said line south 12° 20'

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 36,950.00

Affiant

Subscribed and sworn to before me this the 19th day of September 19 84

Notary Public

My commission expires: 8/20/78
(Affix Seal)

West 50.4 feet to a stake in the branch; thence along the southerly line of said property north 80° 30' West 230.0 feet to a stake in the branch; thence south 72° 0' West 97.0 feet to a stake in the branch; thence north 72° 0' West 111.0 feet to the point of beginning, according to a survey by John D. McCormick, revised March 21, 1974.

Being the same property conveyed to Richard N. Hicks and wife, Billie J. Hicks, by deed from James W. Larkins, Sr., and wife, Kathryn Larkins a/k/a Katherine Larkins, of record in Book 4802, page 686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, easements, and set-back lines of record, if any.

unimproved ( )
This is improved (X) property, known as Burgess Road, Joelton, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ..... *heirs and assigns, forever.*

And we *do covenant with the said* ..... *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for 1976 taxes which have been prorated and assumed by the Grantees.

And we, Richard N. Hicks and wife, Billie S. Hicks, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Danny W. Earps and wife, Sue E. Earps, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 10th *day of* September, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard N. Hicks
RICHARD N. HICKS

Billie S. Hicks
BILLIE S. HICKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Selley, *a Notary Public in and for said County and State, the within named* Richard N. Hicks and wife, Billie S. Hicks,

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* September, *19* 76.

Mary Ann Selley *Notary Public.*

Commission Expires 8/20/78

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

Loan # 510621-3

WARRANTY DEED

DBH

FROM

RICHARD N. HICKS AND WIFE,

BILLIE S. HICKS

TO

DANNY W. EARPS AND WIFE,

SUE E. EARPS

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

0680 10

IDENTIF. REFERENCE

SEP 15 2 56 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

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SEP 15⁷⁶ CONV 36,950.00
SEP 15⁷⁶ STAX B* 95.94
SEP 15⁷⁶ PRFEE B* .50
SEP 15⁷⁶ W'DEED B* 8.00 * 104.44