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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

78,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 19 80.

Notary Public

MY COMMISSION EXPIRES: 10-28-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Sinclair (NAME)	The Kissell Company (NAME)	9D-68399
6833 River Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	141-15B
Nashville, TN. 37221 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	49

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, Allen Earps et ux Betty Frances Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William P. Sinclair et ux Karen J. Sinclair, as tenants by entirety

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:

BEING Lot No. 239 on the Plan of Rolling River Estates, Phase 3, of record in Plat Book 5200, Page 81, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Allen Earps and wife, Betty Frances Earps by deed from Barry Construction Co., of record in Book 5531, Page 426, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 4788, Page 950, Book 4871, Page 640, and Book 4892, Page 679, said Register's Office.

THIS conveyance is subject to a public utilities and drainage easement; drainage easement; and building lines, of record in Plat Book 5200, Page 81, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) / This is improved (X) property, known as 6833 River Ridge Drive (House Number) (Street) Nashville, TN. 37221 (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 our hand s this 31ST day of MARCH, 19 80

Allen Earps Allen Earps

Betty Frances Earps Betty Frances Earps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Earps et ux Betty Frances Earps

the bargainor, 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 31ST day of MARCH 1980.

Commission expires 10-15-83

William F. Wilson
Notary Public

WILLIAM F. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

F 83054

WARRANTY DEED

FROM Allen Earps

TO William P. Sinclair

IDENTIF. REFERENCE

APR 1 1 46 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.
218 fortune building 1
311 plus park boulevard
nashville, tennessee 37217

1026 04/0* 209.30* CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5585 PAGE 391

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

78000.00- CO
200.00 CO TX
.50 PRFEE
6.00 MORTG
CHECK 209.50-
1026A04/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 83054

IDENTIF. REFERENCE T

APR 1 1 46 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750027