FORM NO. WD-1

BOOK 5848 PAGE 89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

John T. Masten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 82.

Mary M. Smith
Notary Public

MY COMMISSION EXPIRES: 1-15-83
(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Masten et ux	Metropolitan Federal Savings and Loan	51-8
(NAME)	(NAME)	
766 Rodney Drive	230 Fourth Avenue North	198 & 201 JS
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, ALLEN EARPS AND WIFE, FRANCES EARPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN T. MASTEN AND WIFE, JEANIE L. MASTEN

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:

Land in Davidson County, Tennessee, being Lots Nos. 3 and 6 on the Plan of the Resubdivision of Part of Lot 4 on the Plan of Montague Subdivision, as of record in Book 5190, page 503, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen Earps and wife, Frances Earps by deed from Metropolitan Federal Savings and Loan Association of record in Book 5839, page 763, Register's Office for said County.

This conveyance is made subject to encumbrances of record.

This is unimproved ( ) improved (X) property, known as _____ (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 our hand s this 1st day of February, 19 82

Allen Earps
ALLEN EARPS

Frances Earps
FRANCES EARPS

STATE OF TENNESSEE
Davidson County

BOOK 5848 PAGE 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALLEN EARPS AND WIFE, 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 1st day of February 19 82

Commission expires 1-15-83

Mary M. Smith
Notary Public

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

RETURN TO
METROPOLITAN FEDERAL

WARRANTY DEED

FROM
ALLEN EARPS AND WIFE, FRANCES

TO
JOHN T. MASTEN AND WIFE,
JEANIE L. MASTEN

G 78384

IDENTIF. REFERENCE

FEB 2 2 28 PM '82

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

82 02 03 383.55 CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5848 PAGE 91

RECEIVED OF _____

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

14500.00- CO
377.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 383.50-
0882A02/02/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 3 8 4

IDENTIF. REFERENCE

FEB 2 2 28 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 865493