D0F12

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 19 83

Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Thomas I. Holman, Metropolitan Federal Savings and Loan Association, 230 4th Ave., N.
NAME ADDRESS Nashville, TN 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allen Earps Builders, Inc. and Ricky Dale Earps et ux (NAME) | SAME (NAME) | 9D-68060 |
| 3031 Smith Springs Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 141-11-A-16 KL |
| Antioch, TN 37013 (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, Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings and Loan Association,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Earps Builders, Inc., and Ricky Dale Earps and wife, Pamela Earps, a corporation

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. 325 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, pages 184 and 185, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Home Federal Savings and Loan Association of Nashville, now Metropolitan Federal Savings and Loan Association, successor by merger by deed from Poplar Creek Corporation of record in Book 5126, page 556, said Register's Office.

This conveyance is subject to:

1. Metro taxes for 1983 and subsequent years.
2. Restrictive covenants contained in instrument of record in Book 4788, page 960, as amended by instrument of record in Book 4871, page 640, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.
3. The Plan of record in Book 5200, pages 184 and 185, said Register's Office, shows an owners certificate, a 30 foot minimum building setback line from Rolling River Parkway, a 10 foot minimum building setback line from the each side line, a 20 foot minimum building setback line from the rear line and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.
4. Declaration of covenants, conditions and restrictions, including liens for annual and special assessments, all as set forth and contained in an instrument of record in Book 4892, page 689, said Register's Office, and made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.
5. By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

unimproved (X)
This is improved ( ) 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 my hand this 10th day of January, 19 83

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Edward W. Graham III

EDWARD W. GRAHAM, III, EXECUTIVE VICE PRRSIDENT

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STATE OF TENNESSEE
Davidson County

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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward W. Graham, III and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Executive Vice President and _____ respectively of the METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION the within named bargainor, a corporation, and that (he) ~~(they)~~ as such Executive Vice President 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 Edward W. Graham, III as such Executive Vice President and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of January, 19 83.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

METROPOLITAN FEDERAL

**WARRANTY DEED**

FROM
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO
ALLEN EARPS BUILDERS, INC. and RICKY DALE EARPS AND WIFE, PAMELA EARPS

H 25614

IDENTIF. REFERENCE

JAN 12 3 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/12 37.75 FEE

840

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 1200.00- CO | |
| | | | 31.50 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 NOTED | |
| | | | CHECK | 37.50- |
| | | | 0640A01/12/84 CHL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 5 8 1 4

IDENTIF. REFERENCE

JAN 12 3 56 PM '84

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 920929