B6412

BOOK 6009 PAGE 88

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Allen Earps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 1983

Cynthia R Fallen
Notary Public

MY COMMISSION EXPIRES: 10-19-1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Thomas I. Holman, 230 Fourth Avenue, North, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLEN EARPS BUILDERS, INC. (NAME)	SAME (NAME)	9D-68153
3031 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/P 141-72 KS
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 of Nashville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Earps Builders, Inc.

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 Lot No. 198 on the Plan of Rolling River Estates, Phase VIII, as of record in Book 5800, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of 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, Register's Office for said County.

This conveyance is subject to:
The Plan of record in Book 5800, page 148, said Register's Office, shows an owners certificate, certain minimum building setback lines and certain easements.

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 VIII by instrument of record in Book 6001, page 401, said Register's Office.

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 VIII by instrument of record in Book 6001, page 401, said Register's Office.

By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase VIII by instrument of record in Book 6001, page 401, said Register's Office.

All of which restrictions, declarations, covenants and by-laws are by the acceptance of this deed accepted by Grantees and they agree to be bound by the terms and contitions thereof.

This is unimproved (X) 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 11th day of February, 1983

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 6009 PAGE 89

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 Harold W. Fitzpatrick and ~~_____~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the Senior Vice President and ~~_____~~ respectively of the Metropolitan Federal Savings and Loan Association the within named bargainor, a corporation, and that (he) as such Senior Vice President and ~~(they)~~ ~~_____~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Harold W. Fitzpatrick as such Senior 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 11th day of February, 19 83

My commission expires 10-15-83

Marjorie A. Ray
Notary Public

RETURN TO METROPOLITAN FEDERAL

WARRANTY DEED

FROM
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO
ALLEN EARPS BUILDERS, INC.

H 3 1 8 7 3

IDENTIF. REFERENCE

FEB 18 3 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

02/18 37.75- CHECK

8184

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6009 PAGE 90

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.70-
			B184A02/18/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 1 8 7 3

IDENTIF. REFERENCE

FEB 18 3 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 930313