File Bal/12 MB

FORM NO. WD-1

BOOK 6019 PAGE 755

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 1983.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Barbara J. Hershenhorn, 230 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps Builders, Inc.	SAME	9D-31100 9D-68678 9D-68179 9D-68153
(NAME)	(NAME)	
3031 Smith Springs Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
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., a Tennessee 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:

LEGAL DESCRIPTION: See Exhibit A attached hereto and by reference made a part hereof.

SUBJECT TO:

1. Taxes for the year 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, made applicable to Phases V and VII by instrument of record in Book 5855, page 605, said Register's Office and made applicable to Phase 4-A by instrument of record in Book 5969, page 156, said Register's Office.
3. The Plans of record in Book 5800, page 33, Book 5800, page 126 and Book 5200, pages 184 & 185, said Register's Office, and Book 5800, page 86, said Register's Office, shows owners certificates, certain minimum building setback lines and certain easements.
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, made applicable to Phases V and VII by instrument of record in Book 5855, page 605, said Register's Office and made applicable to Phase 4-A by instrument of record in Book 5969, page 156, 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; made applicable to Phases V and VII by instrument of record in Book 5855, page 605, said Register's Office and made applicable to Phase 4-A by instrument of record in Book 5969, page 156, said Register's Office.

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 its hand this 9th day of March, 1983

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick Sr. V-P

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

83 11 155 83

STATE OF TENNESSEE
Davidson County

BOOK 6019 PAGE 733

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 (his oath) ~~their several oaths~~ acknowledged (himself) ~~themselves~~ 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 9th day of March, 19 83.

My commission expires 10-19-86

Mary M. Dunn
Notary Public

WARRANTY DEED

FROM

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO

ALLEN EARPS BUILDERS, INC., A TENNESSEE CORPORATION

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

BOOK 6013 PAGE 720

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 164-B on the Plan of Rolling River Estates, Section IV-A, as of record in Book 5800, page 126, 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 & 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 and being part of the same property conveyed to Metropolitan Federal Savings and Loan Association, by deed from Joseph L. Lackey, Jr., Trustee, of record in Book 5961, page 436, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being Lots Nos. 181 & 331 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.

TRACT III:
Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Rolling River Estates, Phase V, as of record in Book 5800, page 33, Register's Office for said County, to which plan reference is hereby made for a more complete description.

TRACT IV:
Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Rolling River Estates, Phase VII, as of record in Book 5800, page 86, 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 & Loan Association of Nashville, now Metropolitan Federal Savings and Loan Association, successor by merger, by deed from Poplar Creek Corporation, of record in Book 5216, page 556, Register's Office for said County.

H 3 5 6 5 4

IDENTIF. REFERENCE

MAR 11 3 57 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6019 PAGE 711

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	165.50-
2734A03/11/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 6 5 4.

IDENTIF. REFERENCE

MAR 11 3 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 934711