OFFICIAL RECEIPT

3 of 12

BOOK 6033 PAGE 228 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 5th DAY OF April 1983

Cynthia P. Lamar
Notary Public

MY COMMISSION EXPIRES: 10-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Suzy McDow, 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)	To be assgn. DC
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:

Land in Davidson County, Tennessee, being Lot No. 138 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 5126, Page 556, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO:

1. Taxes for the year 1983 and subsequent years.
2. Restrictive covenants contained in instrument of record in Book 4788, Page 950, as amended by instrument of record in Book 4871, Page 640, and made applicable to Phase VII, by instrument of record in Book 5917, Page 310, said Register's Office.
3. Declaration of covenants, conditions and restrictions, including liens for annual and special assessments, all as set forth and contained in the instrument of record in Book 4892, Page 689 and made applicable to Phase VII by instrument of record in Book 5917, Page 310, said Register's Office.
4. By-Laws of Rolling River Estates, Inc., of record in Book 4891, Page 679, said Register's Office, made applicable to Phase VII, by instrument of record in Book 5917, Page 310, said Register's Office.
5. The Plan of record in Book 5800, Page 88, said Register's Office, shows an owners certificate, a 30 foot minimum building setback line from River Ridge Drive, a 10 foot minimum building setback line from 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.

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 its hand this 1st day of April, 19 83

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 6033 PAGE 229

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 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) ~~(they)~~ as such Senior 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 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 1th day of April, 19 83.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

RETURN TO METROPOLITAN FEDERAL

WARRANTY DEED

FROM
METROPOLITAN FEDERAL SAVINGS
AND LOAN ASSOCIATION
TO
ALLEN EARPS BUILDERS, INC.,
A TENNESSEE CORPORATION

H 40436

IDENTIF. REFERENCE

APR 6 3 39 PH '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

8477 04/06 37.75- CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6033 PAGE 230

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-
8477A04/06/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 0 4 3 6

IDENTIF. REFERENCE

APR 6 3 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 940265