RETURN TO METROPOLITAN FEDERAL

File 12

BOOK 6133 PAGE 863

This Instrument Prepared By:

Elizabeth W. McDow
Metropolitan Federal Savings
and Loan Association
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 11,650.00

Allen Earps
Affiant

Subscribed and sworn to before me, this 6th day of September, 1983.

Cynthia R Farrar
Notary Public

My Commission Expires:
10-19-86

Address New Owners as Follows:

Allen Earps Builders, Inc.
3031 Smith Springs Road
Antioch, TN 37013

Send Tax Bills To:

Same

Map-Parcel Nos.

9D 68168
141-11-A
Par 51 & 52

09/09 39.66 CHECK

6326

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Metropolitan Federal Savings and Loan Association, hereinafter called the Grantor, does hereby bargain, sell, demise, release, quitclaim and convey unto Allen Earps Builders, Inc., hereinafter called the Grantee, its successors 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. 254 on the Plan of Rolling River Estates, Phase IV, as of record in Book 5200, page 184, 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 Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings & Loan

Association of Nashville, by quitclaim deed from Poplar Creek Corporation of record in Book 5126, page 556, said Register's Office.

Subject To:

1. Taxes for the year 1983 and subsequent years.

2. Restrictive covenants contained in instrument of record in Book 4788, page 950, said Register's Office, 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, page 184, said Register's Office, shows an owners certificate, a 30-foot minimum building setback line from Rolling River Parkway, a 20-foot minimum building setback line from the rear line, a 10-foot miniumum building setback line from each side line and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25-foot utility anchor easement located on the northeast corner 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.

This is unimproved property, known as Lot 254, Rolling River Estates, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all hereditaments and appurtenances thereunto pertaining, but subject to the lien of current taxes, and easements and restrictions of record.

The Grantor does hereby covenant with Grantee that it has not further encumbered the same and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

OFFICIAL RECEIPT

BOOK 6133 PAGE 865

IN TESTIMONY WHEREOF we have executed this instrument this the 8th day of September, 1983.

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

By: Harold W. Fitzpatrick
Name: HAROLD W. FITZPATRICK
Title: SENIOR VICE PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared HAROLD W. FITZPATRICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the SENIOR VICE PRESIDENT of the METROPOLITAN FEDERAL SAVINGS AND LOAN the within-named bargainor, a corporation, and that he as such SENIOR VICE PRESIDENT, 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.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 8th day of September, 1983.

Heather Potts
Notary Public

My Commission Expires:
10-25-83

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

H 7270 4

IDENTIF. REFERENCE

SEP 9 3 26 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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
			11650.00- MO	
			30.16 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	39.66-
6326A09/09/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7270 4

IDENTIF. REFERENCE

SEP 9 3 26 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 977658