RETURN TO METROPOLITAN FEDERAL File 12

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 $ 36,000.00

Becky Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March, 1984

Mary M. Patrick
Notary Public

MY COMMISSION EXPIRES: 10-17-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps Builders, Inc (NAME)	SAME (NAME)	9D68595 142-15B Pcl. 22
3031 Smith Springs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9D68596 141-15B Pcl. 23
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9D68598 141-15B Pcl. 25

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 Lots Nos. 290,291,and 293 on the Plan of the Resubdivision of Lots 290 thrugh 295, Rolling River Estates, Phase II, as of record in Book 5210, page 180, said Register's Office, 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 and Loan Association of Nashville, by quitclaim deed from Poplar Creek Corporation, of record in Book 5126, page 556, said Register's Office.

This conveyance is subject to:

1984 Metro taxes and taxes for the subsequent years.
Restrictive covenants contained in instrument of record in Book 4788, page 960, as amended by instrument of record in Book 5871, page 640, and made applicable to Phase II by instrument of record in Book 5214, page 933, 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, and made applicable to Phase II by instrument of record in Book 5214, page 933, 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 II by instrument of record in Book 5214, page 933, said Register's Office.
The Plan of record in Book 5210, page 180, said Register's Office, shows an owners certificate, certain minimum building setback lines and certain easements.

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 7th day of March, 19 84

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

BY Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

STATE OF TENNESSEE
Davidson County

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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)~~ (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 7th day of March, 19 84.

My commission expires 10-19-86

Mary M. Murrah
Notary Public

WARRANTY DEED

FROM

TO

108187

T
IDENTIF. REFERENCE

MAR 12 2 46 PM '84

FELIX E. WILSON REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

03/12/84 10- CHECK

9379

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
			36000.00- CAPT.	
			93.60 CSTAX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 10[illegible].10-	
9379A03/12/84			SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 6 8 1 8 7

IDENTIF. REFERENCE

MAR 12 2 45 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19406