RETURN TO METROPOLITAN FEDERAL

FORM NO. WD-1

BOOK 6265 PAGE 565

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 4th DAY OF April, 1984.

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(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)	9D-68055
3031 Smith Springs Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 141-11-A
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 3 Jsl

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

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: being Lot No. 313 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.

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

This conveyance is made subject to:

Restrictive covenants contained in instrument of record in Book 4788, page 960, as amended by instrument of record in Book 4871, page 640, and made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

The Plan of record in Book 5200, pages 184 and 185, 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 minimum building setback line from each side line and a 10 foot public utility and drainage easement along the rear line of said lot.

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 IV by instrument of record in Book 5463, page 238, 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 IV by instrument of record in Book 5463, page 238, said Register's Office.

unimproved ✓
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 my hand on this 4th day of April, 19 84

METROPOLITAN FEDERAL SAVINGS AND LOAN ASSN.

BY: Harold W. Fitzpatrick

HAROLD W. FITZPATRICK, SENIOR VICE PRESIDENT

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Book 6765 Page 566

STATE OF TENNESSEE
Davidson County

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 with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Senior Vice President of the Metropolitan Federal Savings and Loan Assn. the within named bargainor, a corporation, and that (he) as such Senior Vice President 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

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of April, 19 84

My commission expires 11-1-87

Heather Potts
Notary Public

WARRANTY DEED

FROM
METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION

TO
ALLEN EARPS BUILDERS, INC.

I 13851

IDENTIF. REFERENCE

APR 5 3 29 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6467 04/05 37.70- CHECK

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.70-
6467A04/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 3 8 5 1

IDENTIF. REFERENCE

APR 5 3 29 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 26291