FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Bonnie Seelaren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF June, 1984.

Wanda Fulks
Notary Public

MY COMMISSION EXPIRES: April 8, 1985
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY Elizabeth McDow
Metropolitan Federal Savings & Loan Assn,
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps Builders, Inc. (NAME)	Metropolitan Federal S&L Assn. (NAME)	9D 77322
3031 Smith Springs Rd (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, No. (STREET ADDRESS)	141-15C
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	Part 6, 3 & 2

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:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Polling 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.

TRACT II:
Land in Davidson County, Tennessee, being Lot Nos. 203, 204, 207, and 208 on the Plan of Rolling River Estates, Section VIII, as of record in Book 5800, page 148, said Register's Office, to which plan reference is hereby made for a more complete description. ***

This conveyance is made subject to the following conditions:

1. 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, and made applicable to Phase VIII by instrument of record in Book 6001, page 401, said Register's Office.
2. The 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, and made applicable to Phase VIII by instrument of record in Book 6001, page 401, said Register's Office.
3. By-laws of Rolling River Estates, Inc., of record in Book 4892, page 679, and made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office, and made applicable to Phase VIII by instrument of record in Book 6001, page 401, said Register's Office.
4. The Plans of record in Book 5200, page 184, and Book 5800, page 148, said Register's Office, shows an owners certificate, certain minimum building setback lines and certain easements to which plan reference is hereby made for the exact location and dimensions.
5. Subject to the liens for any unpaid assessments and/or special assessments.

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 this 4th day of June, 1984

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 with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Senior Vice President of the Metropolitan Federal Savings & 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.

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

My commission expires 11-1-87

Wanda Sells
Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

***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, Register's Office for Davidson County, Tennessee.

I 2.7 6.3 2

IDENTIF. REFERENCE

JUN 7 2 33 PM '84

FEE
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
			60000.00- CONT.	
			156.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	162.60-
3219A06/07/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 7 6 3 2

IDENTIF. REFERENCE

JUN 7 2 34 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0043476