THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

James D. Stripling
1109 Silverleaf Terrace
Nashville, TN 37221

SEND TAX BILLS TO:

Commerce Union Bank

1 Commerce Pl., Real Estate Div.
Nashville, Tennessee 37239

MAP-PARCEL NUMBERS:

141-15-C
2
9D77324

BOOK 6543 PAGE 739

**WARRANTY DEED**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allen Earps Builders, Inc.

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James D. Stripling and wife, Karen M. Stripling

hereinafter called the Grantee, Grantee's 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. 208 on the plan of Phase "8", Rolling River Estates, of record in Book 5800, page 148, Register's Office for said County.

SAID Lot No. 208 fronts 67.26 feet on the northerly margin of Silverleaf Terrace and extends back 198.06 feet on the easterly line and 167.8 feet on the southwesterly line to a dead line in the rear, measuring 112.0 feet thereon.

BEING part of the same property conveyed to Allen Earps Builders, Inc. by deed from Metropolitan Federal Savings and Loan Association, successor by merger to Home Federal Savings and Loan Association of Nashville, of record in Book 6311, page 68, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 4892, page 689, Book 4892, page 679, Book 4788, page 950, amended in Book 4871, page 640, and all made applicable in Book 6001, page 401, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 1109 Silverleaf Terrace, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of April, 19 85.

Allen Earps Builders, Inc.
BY: Allen Earps, President

**STATE OF TENNESSEE**
**COUNTY OF** _____

On this _____ day of _____, 19__, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

BOOK 6543 PAGE 740

Before me, the undersigned, of the State and County aforesaid, personally appeared Allen Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President (or other officer authorized to execute the instrument) of the Allen Earps Builders, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President. Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of April, 1985.

Notary Public

My Commission Expires: 10-24-88

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,900.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 1985.

Notary Public

My Commission Expires: 10-24-88

J00228

IDENTIFICATION REFERENCE

APR 29 12 20 PM '85

REGISTER
DAVIDSON COUNTY, TN

**WARRANTY DEED**

from:
Allen Earps Builders, Inc.

to:
James D. Stripling and wife, Karen M. Stripling

return to box 8 jcb

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23405

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

BOOK 6543 PAGE 741

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 94900.00- CAMT. | |
| | | | 246.74 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 253.24- |
| 248 | A | 04/29/85 | BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J0022 8

IDENTIF. REFERENCE

APR 29 12 20 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129308