FORM NO. WD-1

BOOK 6579 PAGE 560

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,450.00

Frank Charles Erwin, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF June, 1985.

Cynthia H. Lynch
Notary Public

MY COMMISSION EXPIRES My Commission Expires April 17, 1988

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank Charles Erwin, Jr. et ux	Fleet Real Estate Funding Corp.	09D78787
1013 River Ridge Terrace	P.O. Box Drawer F-20	141-15-0-C-067.00
Nashville, TN 37221	Florence, SC 29503	

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, Allen Earps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Charles Erwin, Jr. and wife Cheryl S. Erwin

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 Lot No. 228 on the plan of Phase 10 Rolling River Estates, of record in Book 6200, page 53, Register's Office for said County.

Said Lot No. 228 fronts 71.47 feet on the southerly margin of River Ridge Terrace and extends back 169.65 feet on the easterly line and 148.36 feet on the westerly line to a dead line in the rear, measuring 102.68 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, of record in Book 6476, page 621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive convenants of record in Book 4892, page 689 as amended in Book 6298, page 934 said Register's Office, and to the matters set forth in the above referenced plan of record.

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IDENTIF. REFERENCE T

JUN 12 9 17 AM '85

REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1013 River Ridge Terrace (House Number) (Street) Nashville, (P. O. Address) TN (City or Town) 37221 (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 6th day of June, 1985

Allen Earps Builders, Inc. Allen Earps Builders Inc.

BY: Allen Earps Pres.

Allen Earps, President

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

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 himself to be 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, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 6th day of June, 1985.

Cynthia H. Crouch
NOTARY PUBLIC

My commission expires:

My Commission Expires April 17, 1988

CYNTHIA H. CROUCH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE SEAL

WARRANTY DEED

FROM

Allen Earps Builders, Inc.

TO

Frank Charles Erwin, Jr. and wife,

Cheryl S. Erwin

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

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

108450.00- CAMT.
281.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 288.34-
7243A06/12/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 2 2.5 1

IDENTIF. REFERENCE

JUN 12 9 17 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 143688