THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 (box 8/jcb)

Box 8

ADDRESS NEW OWNER:
Donald M. Pinkstaff
6849 River Ridge Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Citizens and Southern
Mortgage Company
P.O. Box 656
Tucker, Georgia 300085-0656

MAP-PARCEL NUMBERS:
141-60
15-C
9D-78780

BOOK 6602 PAGE 833

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 Donald M. Pinkstaff and wife, Cindy L. Pinkstaff 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. 235 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. 235 fronts 121.13 feet on the northerly margin of River Ridge Drive and extends back 189.89 feet on the easterly line and 199.67 feet on the westerly line to a dead line in the rear, measuring 29.88 feet thereon.

BEING the same property conveyed to Allen Earps Builders, Inc., by Quitclaim Deed from Allen Earps and wife, Betty Frances Earps of record in Book 6527, page 728, 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 4788, page 950, Book 4871, page 640, Book 4892, page 689, Book 4892, page 679, and Book 6298, page 934, said Register's Office, and to the matters set forth in the above referenced plan of record.

J I: 9 6: 4

IDENTIF. REFERENCE

JUL 10 11 15 AM '85

FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 6849 River Ridge Drive, 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 8th day of July, 1985.

Allen Earps Builders, Inc.
By: Allen Earps
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 6502 PAGE 834

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 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 8th day of July, 19 85.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 92,300.00.

Donald M. Pinkstaff
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1985.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Nov 1, 1987

WARRANTY DEED

from:
Allen Earps Builders, Inc.

to:
Donald M. Pinkstaff and wife, Cindy L. Pinkstaff

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

TN-23764

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6602 PAGE 835

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

92300.00- CONT.
239.50 CSTAX
.50 PRFE
6.00 MOE 2
CHECK 246.40-
6334A07/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 9 6 4 6

IDENTIF. REFERENCE T

JUL 10 11 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152574