WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7887 PAGE 754

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AMERIDA R. REID (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	Map 150-3
3289 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	c/o City Fed Mortgage Company 30 Warder Street (STREET ADDRESS)	Parcel 68
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, OH 45501 (CITY) (STATE) (ZIP)	F.B.#2D38317

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, DAVID M. EARPS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMERIDA R. REID and wife, SARAH ANN REID

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 80 on the Plan of Section Three "The Country", as of record in Plat Book 5200, page 44, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Earps and wife, Olivia W. Earps by deed from Billy Pierce Smith and wife, Valori J. Smith of record in Book 6494, page 568, said Register's Office. The said David M. Earps and Olivia W. Earps have since divorced and the said Olivia W. Earps conveyed her interest in subject property to David M. Earps by quitclaim deed of record in Book 6942, page 952, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5281, page 813; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 44, said Register's Office.

Stephanie Luttrell, spouse of David M. Earps, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said David M. Earps.

4877 6

TENNESSEE REAL ESTATE TRANSFER TAX
Jul 13 8 05 AM '89
PAID WITH TENNESSEE BANK CHECK

4618 07/13 0101 03CHECK 236.35

unimproved ( )
This is improved (XX) property, known as 3289 Anderson Road, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of July, 1989

David M. Earps
DAVID M. EARPS

Stephanie Luttrell
STEPHANIE LUTTRELL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. EARPS and wife, STEPHANIE LUTTRELL

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of July, 19 89.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Amerida R Reid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 1989.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

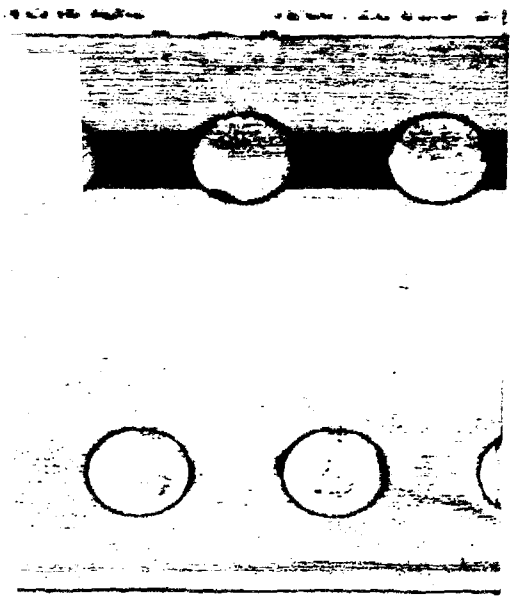
DAVID M. EARPS and wife,
STEPHANIE LUTTRELL

TO

AMERIDA R. [illegible] and wife, SARAH ANN REID

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

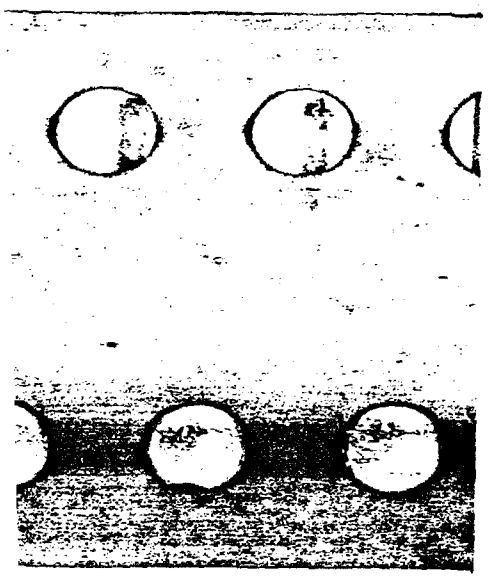
RECEIVED OF _____

FOR _____

BOOK 7887 PAGE 756

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	69500.00
			CON TX	229.35
			PRFEE	1.00
			WDEED	6.00
			TOTAL	236.35
			CHECK	236.35
07/13/89	01		08:07 0001	4618



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48776

TENNESSEE INTANGIBLE TAX

Jul 13 8 05 AM '89

FILED & RECORDED

No. 228306