File Box 12
Construction Lender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 14,900.00

BOOK 8296 PAGE 952

Allen Earps
Affiant

Subscribed and sworn to before me, this 21 day of February, 1991.

Donetia Reid
Notary Public

My Commission Expires: Nov. 10, 1991

My Commission expires:

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
Third Floor
230 Fourth Avenue, North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Allen Earps and wife, Betty Earps 3031 Smith Springs Rd Antioch, Tn 37013	SAME	part of 86-229 and part of 86-142

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAKESIDE WOODS ASSOCIATES**, a partnership composed of Larry W. Powell and Allen Earps, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ALLEN EARPS** and wife, **BETTY EARPS**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Lakeside Woods Estates, Section Three, of record in Book 7900, pages 218, 219 and 220, said Register's Office, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lakeside Woods Associates, a partnership composed of Larry W. Powell and Allen Earps, by quitclaim deed from Lincoln Federal Savings and Loan Association, of record in Book 8121, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. 1991 taxes, which have been prorated and assumed by Grantees.

2. Matters shown on survey of McConnell Engineering Consultants dated June 1, 1990.

3. The Plan of record in Book 7900, pages 218, 219 and 220, said Register's Office, shows an owners certificate, certain easements, setback lines and applicable notes.

4. Declaration of covenants, conditions and restrictions contained in instrument of record in Book 8228, page 335, said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple and has a good right to convey it; and it does further covenant and bind itself, its successors and assigns, 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 forever.

WITNESS this 21 day of February, 1991.

LAKESIDE WOODS ASSOCIATES

By: _____
Larry W. Powell, Partner

By: _____
Allen Earps, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry W. Powell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner 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 21 day of February, 1991.

_____
Notary Public

My Commission Expires: My Commission Expires Nov. 10, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allen Earps with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Partner 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 21 day of February, 1991.

_____
Notary Public

My Commission Expires: My Commission Expires Nov. 10, 1991

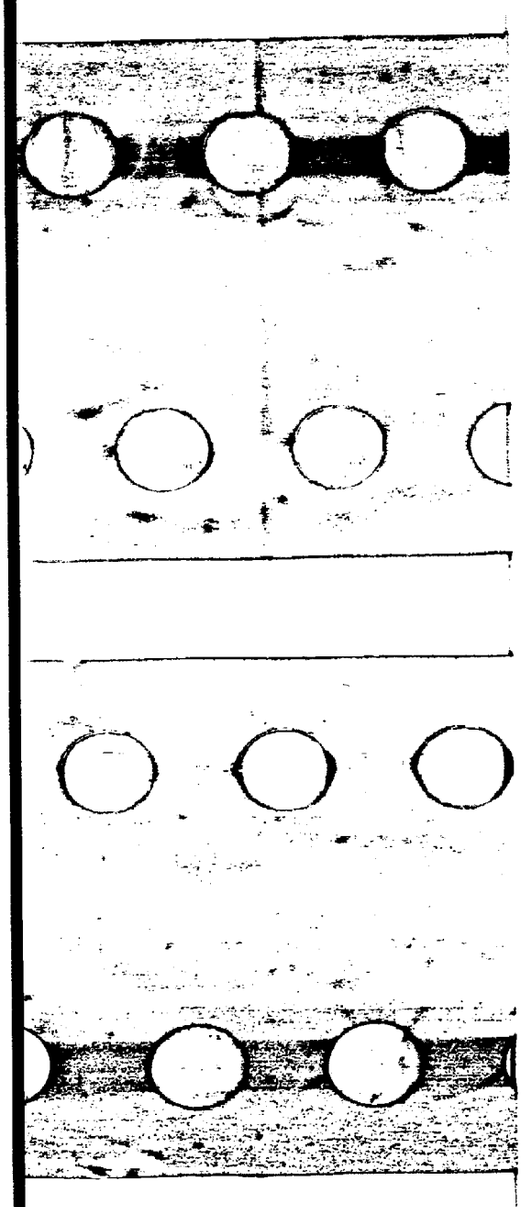
94491

IDENTIF. TREFERENC

FEB 22 10 25 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN

8793 02/22 0101 03CHECK 56.17



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8296 PAGE 954

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 14900.00
CON TX 49.17
PRFEE 1.00
WDEED 6.00
TOTAL 56.17
CHECK 56.17

02/22/91 01 10:24 0001 8793

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94491

IDENTIF. REFERENCE

FEB 22 10 25 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399049