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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 47,700.00 .

Allen Earps
Affiant

Subscribed and sworn to before me, this 20th day of March, 1991.

Donetia Reid
Notary Public

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

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
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 Road Antioch, Tn. 37013	SAME	Part of 86-142 Part of 86-229

5118 03/20 0101 03CHECK 167.41

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, certain parcels of land in Davidson County, Tennessee, described as follows:

Land in Davidson County Tennessee, being Lots No. 15, 24 and 26 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 made subject to:

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

2. Restrictive covenants contained in instrument of record in Book 8228, page 335, Register's Office for said County.

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

4. Matters shown on the Plan of Lakeside Woods Estates of record in Plat Book 7900, pages 218, 219 and 220, said Register's Office.

5. Rights of other in and to the common elements, if any.

TO HAVE AND TO HOLD said parcels 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 said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 20th day of March, 1991.

LAKESIDE WOODS ASSOCIATES

By: Larry Powell
Larry W. Powell, partner

By: Allen Earps
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 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 20th day of March, 1991.

Dorothia Reid
Notary Public

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 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 20th day of March, 1991.

Donetia Reid
Notary Public

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

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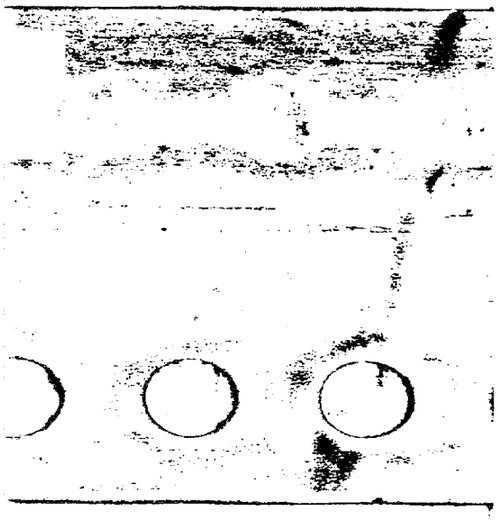
IDENTIF. REFERENCE

MAR 20 3 52 PM '91

DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

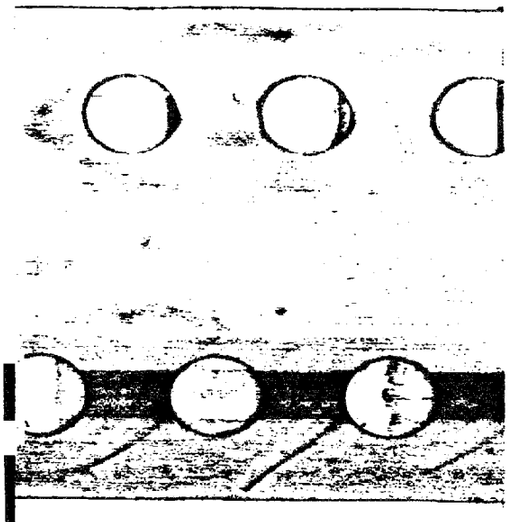
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 47700.00
CON TX 157.41
PRFEE 1.00
WDEED 9.00
TOTAL 167.41
CHECK 167.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/20/91 01 15:52 0001 5118



0U490

IDENTIF. REFERENCE

Mar 20 3 52 PM '91

DAVIDSON COUNTY

No. 405870