This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2332 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

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ADDRESS NEW OWNER:
E & S Builders, Inc.
P. O. Box 492
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 75-12
GROUP A
PARCEL 74.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wendell Ethridge, Trustee, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any other person or beneficiary whomsoever, and hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto E & S Builders, Inc., a Tennessee corporation hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A tract or parcel of land situated and lying in the 12th Councilmanic District of Davidson County, Tennessee, the same being Lot No. 151 on the Plan of Revised Section One, Greer Meadows at Cedar Creek, the Plat of which is filed for record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, and to which Plat reference is here made for a more complete and accurate description of said lot.
>
> Being a part of the same property conveyed to Wendell Ethridge, Trustee by deed from Donnie Tucker and wife, Susan Tucker dated December 27, 1989, as of record in Book 8028, page 62, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 151, Greer Station Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to "Declaration of Covenants, Conditions and Restrictions for Section I, Greer Meadows of Cedar Creek" of record in Book 8060, pages 692 through 713 and amended in Book 8239, pages 649 through 651, Register's Office for Davidson County, Tennessee; subject to the By-Laws of Section 1, Greer Meadows at Cedar Creek Homeowner's Association of record in Book 8060, pages 685 through 691, said Register's Office; and subject to all of the facts, conditions and limitations shown on

the Plat of record in Plat Book 7900, page 89, and revised in Plat Book 7900, page 115, said Register's Office, including a restricted building envelope and setback lines per the recorded Plat; electric and water line easements along the front; and drainage easements along the rear.

Real property taxes for 1991 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E & S Builders, Inc., its successors and assigns, forever; and I, Wendell Ethridge, Trustee, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my successors heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of July, 1991.

Wendell Ethridge, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wendell Ethridge, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 26th day of July, 1991.

Patricia M. Devin
NOTARY PUBLIC

PATRICIA M. DEVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 12,000.00.

Cheryl Easley
AFFIANT

Subscribed and sworn to before me
this 26th day of July, 1991.

Patricia M. Devin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

PATRICIA M. DEVIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3 4 5. 4. 6.

IDENTIFICATION REFERENCE

JUL 29 2 29 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5993 07/29 0101 CHECK 54.40



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 12000.00
				CON TX 44.40
				PRFEE 1.00
				WDEED 9.00
				TOTAL 54.40
				CHECK 54.40
			07/29/91 01	14:34 0001 5993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 5 4 6

IDENTIFICATION REFERENCE

Jul 29 2 29 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 444951