30x1

BOOK 8720 PAGE 309

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ XXXXXXXX } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~60,000.00~~

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~28th~~ DAY OF ~~August~~, 19 92

[signature] Notary Public

MY COMMISSION EXPIRES: ~~October~~ 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

~~Gary B. Fisher, Attorney at Law, 2711 Murfreesboro Rd. #200, Antioch, TN 37013~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
~~Allen Reed Brown, Jr.~~ (NAME)	~~First Tennessee Bank National~~ Association (NAME)	~~086-10-0 124.00~~
212 Dockside Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000 Dept. 47 (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

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, WE, Allen R. Earps, and wife, Betty Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Reed Brown, Jr. and Randee L. Runyon, both unmarried persons as joint tenants with right of survivorship AMB BLR

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 45 on the Plan of Lakeside Woods Estates Section Three of record in Plat Book 7900, Page 218, 219 & 220, Register's Office for said County, to which reference is made for a more complete description.
Being part of the same property conveyed to Allen R. Earps, a married person by deed of record in Book 8513, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Betty Earps joins in this conveyance for the sole purpose of conveying any marital rights she may have.

42510

IDENTIFICATION REFERENCE

SEP 2 3 53 PM '92

A.Z. MILLER REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as ~~212 Dockside Court, Hermitage, Tennessee 37076~~
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, 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 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.

Witness my hand this 28th day of August, 19 92

[signature] Allen R. Earps

[signature] Betty Earps

Allen R. Earps

Betty Earps

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STATE OF TENNESSEE
Davidson County
~~xxxxxx~~
At Large

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen R. Earps and wife, Betty Earps

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 28th day of August, 19 92.

Notary Public

Commission Expires October 9, 1995

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

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 _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

~~Allen R. Earps, a married person~~

TO

Allen Reed Brown, Jr. and Randee L. Runyon, both unmarried persons

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

3061 09/02 0101 03CHECK 267.63

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 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

CAMT 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

09/02/92 01 15:54 0001 3061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42510

IDENTIFI REFERENCE

SEP 2 3 53 PM '92

DAVIDSON COUNTY, TN

No. 566747