Box 1

FORM NO. WD-1

BOOK 8761 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } At Large

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 92

Notary Public

MY COMMISSION EXPIRES: October 9, 1995.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Cardinal Construction Company (NAME)	Owner (NAME)	165-49
P.O. Box 633 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	165-118
Antioch TN 37011 (CITY) (STATE) (P. O. ZIP)	(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 Earps and wife, Betty Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cardinal Construction Company

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. 394 & 395 on the Plan of Peppertree Forest, Section Four, Phase I, P.U.D. of record in Plat Book 7900, Page 426, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allen Earps by deed of record in Book 8623, Page 300, 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.

This conveyance is subject to Declaration of Covenants and Restrictions for Peppertree Forest P.U.D. of record in Book 8757, Page 607, and Plat Book 7900, Page 426, and Bylaws and Charter for Peppertree Forest HOmeowners Association, Inc., as of record in Book 8757, Page 623 and 639, Register's OFfice for Davidson.County, Tennessee.

This is unimproved (✓) improved ( ) property, known as _____ (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 our hand S this 15th day of October, 19 92

Allen Earps
Allen Earps

Betty Earps
Betty Earps

STATE OF TENNESSEE
Davidson County
XXXXXX
At Large

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

the bargainors, 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 15th day of October, 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 Earps and wife, Betty Earps

TO
Cardinal Construction Company

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

5.6.2.7.1.

IDENTIFICATION REFERENCE

OCT 19 3 17 PM '92

LEE Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

REC'D 10/19 0101 CHECK 120.00



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	30000.00
			CON TX	111.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	120.00
			CHECK	120.00
		10/19/92	01	15:18 0001 2328

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.2.7.1.

IDENTIFICATION REFERENCE

OCT 19 3 17 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 581795