MAP:_____

GROUP:_____

PARCEL:_____

THIS INSTRUMENT PREPARED BY:
JAMES B. DANCE, ATTORNEY,
CARTHAGE, TENNESSEE, UPON
INFORMATION FURNISHED BY THE
PARTIES.

BOOK 9395 PAGE 244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, we, CORDELL EARPS and wife, EVELYN EARPS have this day bargained and sold and by these presents do hereby transfer and convey unto A & H VENDORS, HAROLD TRAURNICHT, his heirs and assigns, the following described tract or parcel of land lying and being in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being lots Nos. 13 and 14 on the plan of the subdivision of lots Nos. 7, 8, 9, 10, etc. of Cumberland Nurseries, as of record in book 332, page 36, Register's Office for said County.
>
> Said lots Nos. 13 and 14 front together 106 feet on the easterly side of Foster street and run back between parallel lines with the northerly margin of Oriel Street 150 feet to an alley.
>
> BEING the same tract or parcel of land as that conveyed to CORDELL EARPS and wife, EVELYN EARPS by deed dated October 20, 1955, and of record in Deed Book 2453, Page 501, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said A & H VENDORS, HAROLD TRAURNICHT, his heirs and assigns, forever.

WE COVENANT that we are lawfully seized and possessed of said tract or parcel of land in fee simple; that we have a good and lawful right to convey same and that same is unencumbered.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend title to said tract or parcel of land to the said A & H VENDORS, HAROLD TRAURNICHT, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our signatures this the 30th day of June, 1994.

Cordell Earps
CORDELL EARPS

Evelyn Earps
EVELYN EARPS

STATE OF TENNESSEE

COUNTY OF MACON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the County and State, the within named CORDELL EARPS and wife, EVELYN EARPS, the bargainors, with whom I am personally acquainted, or who proved their identity to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Carthage, Smith County, Tennessee, this the 30th day of June, 1994.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-13-94

STATE OF TENNESSEE

BOOK 9395 PAGE 245

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration of this transfer or value of the property transferred whichever is greater is $40,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Vendor Harold Trammell
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME
THIS THE 30th DAY OF JUNE, 1994.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/20/95

SEND 1994 TAX NOTICE TO: (New Owner)

2135 Utopia Ave
Nashville Tn. 37211

66985

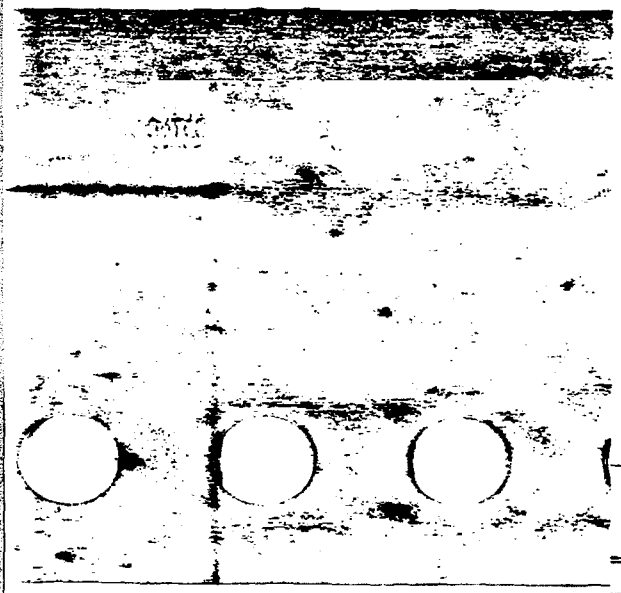
DEED REFERENCE

94 JUL -1 PM 1:29

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2572 07/01 0101 03CHECK 157.00



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

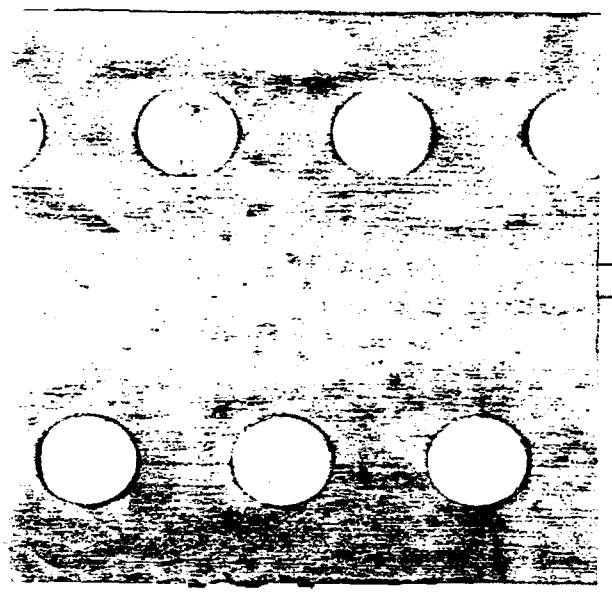
RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 246

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2572

66985
IDENTIF. & REFERENCE

94 JUL -1 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 809229