BOOK 9708 PG 720

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen Earps	NEW OWNER	052-08-0-196.00
3031 Smith Springs Rd (NAME) ~~Cheyenne Boulevard~~	(NAME)	
Antioch, TN (ADDRESS) P.O. Box ~~Madison, TN 37115~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Debra R. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Earps and wife, Betty F. Earps

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:

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Debra R. Powell by deed from P & C Building and Development Corporation of record in Book 8402, Page 566; and by quitclaim deed of record in Book 8751, Page 244, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to existing sanitary sewer gravity lines and force main and existing aerial power lines and poles as shown on the above referenced survey, and to the sewer easement granted Metropolitan Government of Nashville and Davidson County, TN, in Book 3641, page 253, said Register's Office.

95 JUN 21 PM 2:34
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0072209

unimproved (X)
This is improved ( ) property, known as Cheyenne Boulevard, Madison, TN 37115
(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 20th day of June 19 95

Debra R. Powell

Debra R. Powell

STATE OF TENNESSEE

BOOK 9708 PG 721

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Debra R. Powell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of June 19 95.

Commission expires January 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

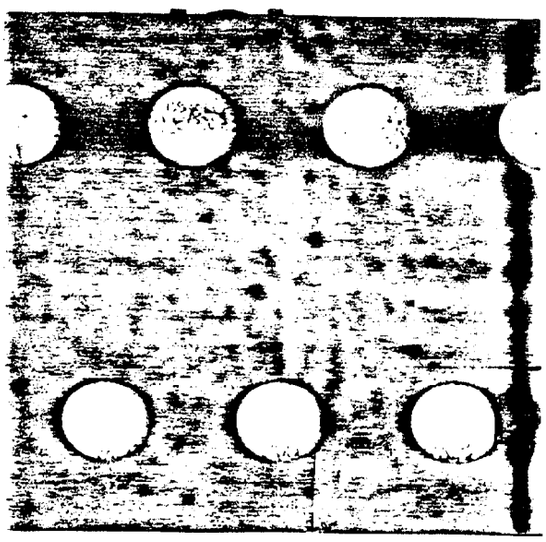
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey by M & K, Incorporated, dated November 3, 1989, more particularly described as follows:

Beginning at an iron pin in the westerly right of way of Cheyenne Boulevard, said point being the northeast corner of the subdivision of Sequoia Valley, Section 3, of record in Plat Book 4460, page 83, of the Register's Office of Davidson County, Tennessee; thence, with the line of Sequoia Valley, Section 3 and Section 4, South 73 degrees 06 minutes 22 seconds West, 1736.41 feet to an iron pin; thence, North 86 degrees 50 minutes 47 seconds West, 161.74 feet to an iron pin in the Madison Academy line; thence, continuing with Madison Academy's line, North 01 degrees 26 minutes 37 seconds East, 738.86 feet to an iron pin; thence, North 82 degrees 37 minutes 04 seconds East, 118.85 feet to an iron pin; thence, North 47 degrees 46 minutes 42 seconds East, 825.46 feet to an iron pin; thence, North 56 degrees 41 minutes 00 seconds East, 580.97 feet to an iron pin in the westerly margin of Cheyenne Boulevard; thence, continuing with said westerly right of way, South 33 degrees 19 minutes 00 seconds East, 579.74 feet to a concrete monument; thence, to the right with a curve having a radius of 1,170.00 feet for a distance of 272.30 feet to a concrete monument; thence, continuing with said right of way, South 20 degrees 14 minutes 41 seconds East, 431.43 feet to the point of beginning, containing 39.16 acres, more or less.

3621 06/21 0101 03CHECK 1489.00



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

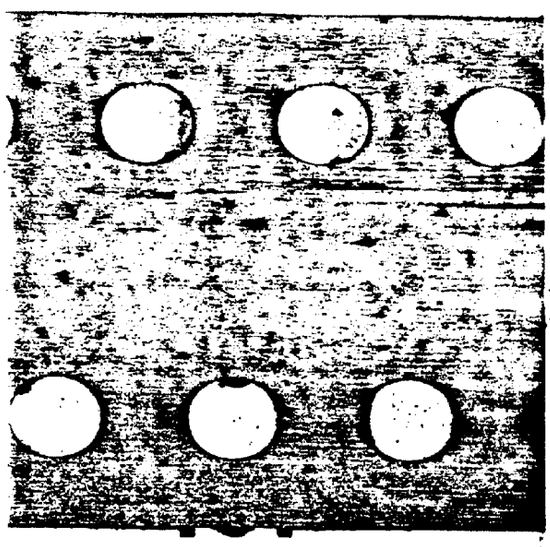
RECEIVED OF _____

FOR _____

BOOK 9708 PG 722

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 400000.00
CON TX 1480.00
PRFEE 1.00
[illegible] 8.00
TOTAL 1489.00
CHECK 1489.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/21/95 01 14:35 0001 3621

0072209
IDENTIF. # REFERENCE

95 JUN 21 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922832