OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2463929

BOOK 9771 PG 198

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd DAY OF August 19 95.

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Supct. 9143

Marbut Glenn Gaston,Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jared Thompson Bowlin etux (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	
4205 Laurenwood Dr. (ADDRESS)	P.O.Box 105076 (ADDRESS)	165-13-A-2-CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (ZIP)	2D-78455

Warranty Deed

For and in Consideration of the sum of $ 81,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

I, Allen Earps, joined by spouse, Betty Earps

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jared Thompson Bowlin and wife, Jennifer Ann Russell Bowlin

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 319 on the plan of Peppertree Forest, Sec. 6, as of record at Book 7900, page 572, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being part of the same property conveyed to the grantor herein by a deed of record at Book 8623, page 300, said Register's Office.

This conveyance is subject to 1995 property taxes which have been prorated this date and the grantee assumes in full, Declaration of Covenants Conditions and Restrictions at Book 8757, page 607, Book 9157, page 711, and By-Laws at Book 8757, page 623, and the plat limitations at Book 7900 page 572, all said Register's Office.

Ricky Earps is acting as Attorney in Fact for Allen Earps and Betty Earps by authority vested in him by Power(s) of Attorney as of record at Book 9697, page 990 and Book 9698, page 1, said Register's Office.

This is improved (X) property, known as 4205 Laurenwood Dr., Antioch, TN 37013
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 22nd day of August, 19 95.

Allen Earps

By: Ricky Earps Attorney in Fact

Betty Earps

By: Ricky Earps Attorney in Fact

in F---

BOOK 9771 PG 199

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a notary public in and for said County and State, did personally appear Ricky Earps to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of the said Allen Earps etux Betty Earps, and who acknowledged that he executed the same as the free act and deed of Allen Earps etux Betty Earps WITNESS my hand and official seal at Nashville, TN on August 22, 1995.

My commission expires: 1-27-96

Notary Public

FILED
DAVIDSON COUNTY, TN.
REGISTER
95 AUG 23 AM 11:25
PICK-UP
IDENTIF. & REFERENCE
0092403

AFFIDAVIT OF ATTORNEY IN FACT

5664 08/23 0101 03CHECK 308.70

STATE OF Tennessee:
COUNTY OF Davidson:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Ricky Earps, Attorney In Fact, who made oath as follows:

1. That by appointment dated April 25, 1995, which is of recorded in the Register's Office for Davidson County, Tennessee, at Book 9697, page 990 *, (or being recorded simultaneously with the instrument to which this affidavit is applicable)*and Book 9698, page 1, I, Ricky Earps was appointed as Attorney In Fact for, Allen Earps and wife Betty Earps, the Principal, for the purposes set out therein.

2. That the said Principal is alive, to my best knowledge and belief at the this time, and that no instrument of revocation of my Power of Attorney has been delivered to me or filed for record in the Register's Office for said County, and at the time of the execution of the instrument to which this affidavit is applicable, in the principal's behalf , as well as all other documents so executed on the Principal's behalf this date, that I have not, or had not, at the time of doing any act pursuant to the powers of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 22th day of August, 19 95

Ricky Earps, Affiant

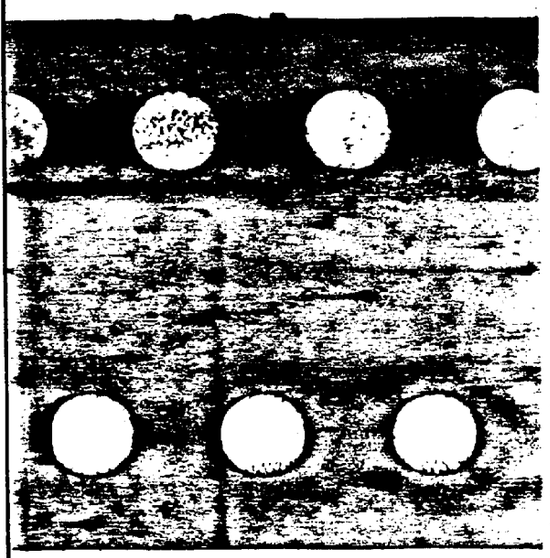
I, the undersigned, a Notary Public in and for the Jurisdiction aforesaid, in the State and County above stated, do certify that Ricky Earps whose name is signed to the foregoing writing has acknowledged and sworn to the same before me in my jurisdiciton aforesaid. Sworn to and subscribed before me and given under my hand this 22nd th day of August, 19 95 at Nashville, Tennessee.

My commission expires: 1-27-96

Notary Public

NOTARY PUBLIC AT LARGE

This instrument prepared by:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Rd.
Nashville, TN 37215, (615) 385-2804, SupCt.#003143.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

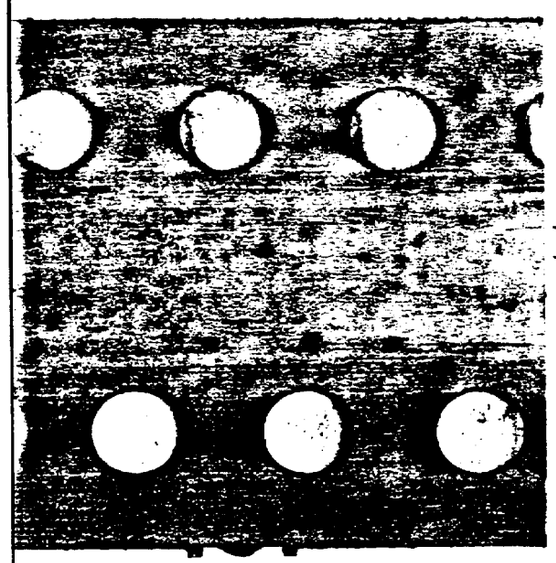
RECEIVED OF _____

FOR _____

BOOK 9771 PG 200

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/95 01 11:28 0001 5664

0092403
IDENTIF. ↑ REFERENCE

95 AUG 23 AM 11:25

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 944611