Box 1

BOOK 9799 PG 747

This instrument was
Prepared By:
Gary B. Fisher, Attorney
2711 Murfreesboro Road #200
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1995

notary public
commission expires: 10-29-96

# WARRANTY DEED

**Address of New Owner:**
Allen Earps
3031 Smith Springs Rd.
Antioch, TN 37013

**Send Tax Bills To:**
Owner

**Map & Parcel**
165
13A
114

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Michael A. Earps HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Earps HEREINAFTER CALLED TO GRANTEE(S), 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. 473 , on the Plan of Peppertree Forest Section Ten, of record in Plat Book 7900, Page 938, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael A. Earps of record in Book 9740, Page 490, Register's Office for Davidson County, Tennesssee.

unimproved ( XX )
This is improved ( ) property, known as Lot 473, Peppertree Forest

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claim of 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 13th day of September, 1995

Michael A. Earps
Michael A. Earps

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named Michael A. Earps the bargainor(s) with whom I am personally acquainted to 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 13th day of September, 1995.

Notary Public

commission expires: 10-9-95

STATE OF TENNESSEE
COUNTY OF _____

Before me, **the undersigned,** a Notary Public within and for the State and County, aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledge _____ to be the _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

Witness my hand and official seal at office at _____, Tennessee, on this the _____ day, of _____, 1995.

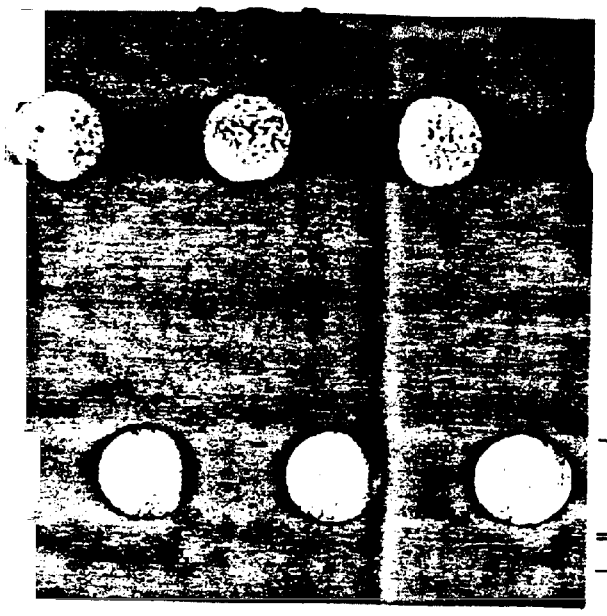
_____
notary public

commission expires: _____

0101969
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10:10
FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN.

5937 09/20 0101 03CHECK 64.50



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

RECEIVED OF _____

FOR _____

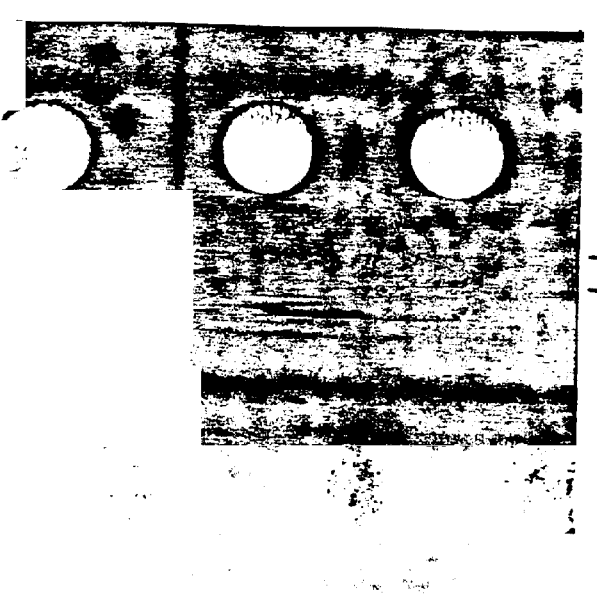
BOOK 9799 PG 749

| | | |
|---|---|---|
| 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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

09/20/95 01 10:10 0001 5937



**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0101969
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 954775