THIS INSTRUMENT IS BEING RECORDED TO CORRECT INSTRUMENT OF RECORD IN BOOK 9411, PAGE 269.

BOOK 9925 PG 12

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 $ 81,000.00
affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1996.
notary public
commission expires:

JENNIFER DAVENPORT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-24-99

"CORRECTED"

WARRANTY DEED

JENNIFER DAVENPORT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 7-24-99

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel**
Douglas O. Barfield	Tennessee Mortgage Corp.	165-13-0
4041 Pepperwood Dr.	139 Charter Pl.	A 174
Antioch, TN 37013	LaVergne, TN 37086	2D78527

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, WE, Allen Earps and wife, Betty Earps HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas O. Barfield and wife, Rhonda F. Bardfield 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. 414, on the Plan of Peppertree Forest Section Eight, P.U.D., of record in Plat Book 7900, Page 652, said 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, Tennesssee.

This subject property is part of a planned unit development and is subject to Declaration of covenants, restrictions and conditions as of record in Book 8757, Page 607, Amended in Book 9004, page 514 and Book 9157, Page 711, Book 9287, Page 698 and by-laws of the Peppertree Forest Homeowners Association as of record in Book 8757, Page 623, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easments of record.

Betty Earps joins this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other material rights that may be granted to a spouse by law in the property.

unimproved ( )
This is improved (XX) property, known as
4041 Pepperwood Dr., Antioch, TN 37013

96 JAN 23 AM 10:03
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01143258

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 our hands this 19th day of January, 1996

Allen Earps
Allen Earps

Betty Earps
Betty 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 Allen Earps and wife Betty 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 19th day of January, 1996.

JENNIFER DAVENPORT
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES [illegible] 99

Jennifer Davenport
notary public

commission expires: 7-24-99

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: _____

RM4 1/23 11:01 03CHECK

8.00