WARRANTY DEED

BOOK 10458 PG 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,900.00

Madge P. Green
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF May 19 97

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(NOTARY SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madge P. Green (NAME)	First American National Bank (NAME)	MAP 52-8-0-A
2108 Laguna Bay Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 12CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Allen Earps and wife, Betty F. Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Madge P. Green, unmarried

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:

BEING Lot No. 12, on the plan of Phase One, Section One, Heron Walk, of record in Plat Book 9700, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Allen Earps and wife, Betty F. Earps by deed from Debra R. Powell, of record in Book 9708, Page 720, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10095, Page 464, Register's Office for said County.

Power of Attorney of record in Book 10263, page 271, said Register's Office.

0305767

IDENTIFICATION REFERENCE

97 MAY 16 PM 1:43

DAVIDSON CO. TENN. REGISTER

This is improved ( ) unimproved (X) property, known as 2108 Laguna Bay Drive, 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 our hand s this 15th day of May 19 97

Allen Earps By Ricky D. Earps Attorney in fact
Allen Earps

Betty F. Earps By Ricky D. Earps Attorney in fact
Betty F. Earps

STATE OF TENNESSEE
COUNTY OF

BOOK 10456 PG 852

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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

STATE OF _____
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ricky D. Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Allen Earps and Betty F. Earps as their Attorney in Fact as the free act and deed of the within named Allen Earps and wife, Betty F. Earps. Witness my hand and official seal at Nashville, Tennessee the 15th day of May, 1997.

My Commission Expires: 5-24-97

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

1954 05/16 0101 03CHECK 28.17

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10456 PG 853

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 74900.00
CON TX 277.13
PRFEE 1.00
WDEED 8.00
TOTAL 286.13
CHECK 286.13

05/16/97 01 13:42 0001 195-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0305767
IDENTIF. # REFERENCE

97 MAY 15 PM 1:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1151967