BOOK 10478 PG 180

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY May 19 97

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES March 24, 2001

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
Peter S. Tyda (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	MAP 52-8-0-A
1913 Gulf Breeze Place (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 6CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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 Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter S. Tyda, 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. 6, 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 A. 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.

97 MAY -3 PM 3:49
FELIX J. WILLIAMS III REGISTER
DAVIDSON COUNTY, TN.

D3111562
IDENTIF. ↑ REFERENCE

unimproved ( )
This is improved (✱) property, known as 1913 Gulf Breeze Place, 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 29th day of May 19 97

Allen Earps
Allen Earps

Betty Earps
Betty Earps

BOOK 10478 PG 181

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 or 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 Nashville, Tennessee, this 29th day of May, 19 97.

Commission expires March 24, 2001

Notary Public

NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF

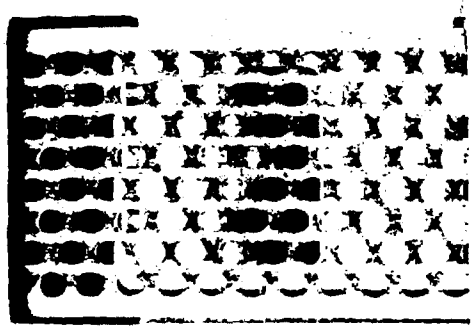
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and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

8331 06/03 0101 03CHECK 352-73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

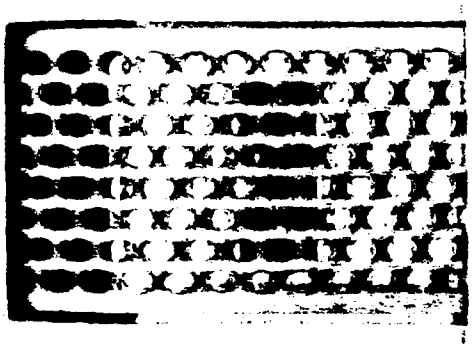
BOOK 10478 PG 182

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	92900.00
			CON TX	343.73
			PRFEE	1.00
			MDEED	8.00
			TOTAL	352.73
			CHECK	352.73

06/03/97 01 15:51 0001 8331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03111562

IDENTIF. ↑ REFERENCE

97 JUN -3 PM 3:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158260