BOOK 10520 PG 211 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Kimberly J. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 97.

PATRICIA D. ROLLS NOTARY PUBLIC

Notary Public

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

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
Kimberly J. Brown (NAME)	Trans Financial Mortgage Co. (NAME)	MAP 52-8-0-A
1908 Gulf Breeze Place (ADDRESS)	610 Pasteur Drive (ADDRESS)	PARCEL 25CO
Madison, TN 37115 (CITY) (STATE) (ZIP)	Greensboro, NC 27403 (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 Kimberly J. Brown, 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. 25 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.

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

unimproved ( )
This is improved (X) property, known as 1908 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 27th day of June, 19 97

Allen Earps Both By Betty F. Earps
Allen Earps
Betty F. Earps Attorney in fact
Betty F. Earps

STATE OF TENNESSEE
COUNTY OF

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 TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick 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 wife, Betty Earps, as their Attorney in Fact, as the free act and deed of the within named Allen Earps and wife, Betty Earps.

Witness my hand and official seal at Nashville, this 27th day of June, 1997.

My Commission Expires: 3-24-01

Notary Public

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

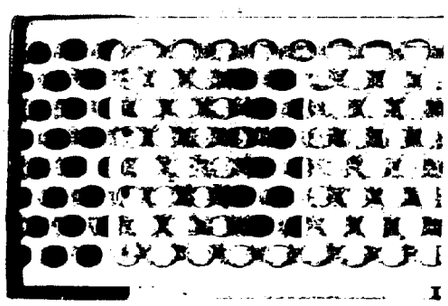
0323621

IDENTIFICATION

97 JUL -7 PM 1:35

FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

1509 07/07 0101 03CHECK 352.73



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

RECEIVED OF _____

FOR _____

BOOK 10520 PG 213

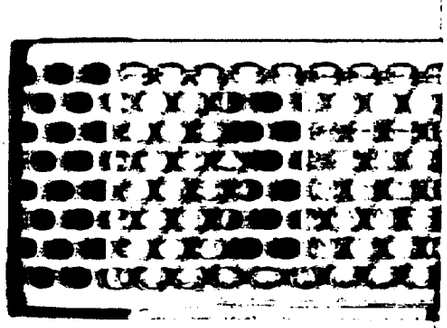
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92900.00
CON TX 343.73
PRFEE 1.00
WDEED 8.00
TOTAL 352.73
CHECK 352.73

07/07/97 01 13:34 0001 1509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0323621
IDENTIFICATION REFERENCE

97 JUL -7 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171273