WARRANTY DEED

BOOK 10603 PG 671

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,750.00

Ryan W. Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 1997.

Patsy F. Gregory
Notary Public

MY COMMISSION EXPIRES October 9, 1999. 6-13-98

(AFFIX SEAL)

My Commission Expires 6-13-98

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan N. Avery	Saxon Mortgage Inc	52-8A-177
(NAME) Pellican Point	(NAME) 4880 Cox Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Glen Allen, VA 23060	
(CITY) (STATE) (ZIP)	(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 **RYAN W. AVERY TARA R. AVERY** 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: A-E B-E

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Heron Walk, Phase one, Section two, of record in Plat Book 9700, Page 386, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Allen Earps and wife Betty F. Earps by deed of record in Book 9708, Page 720, Register's Office for Davidson County, Tennessee.

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

This is improved (X) property, known as Pellican Point, 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 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 my/our hand(s) this 29th day of August, 1997.

Allen Earps
Allen Earps

Betty F. Earps
Betty F. Earps

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Allen Earps and wife Betty F. Earps, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

1996 09/10 0101 CHECK 370.68

Witness my hand and official seal at Antioch , Tennessee this 29th day of August, 1997

Commission expires: October 9, 1999

Lori Holloway
Lori Holloway Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

MAIL ENV.

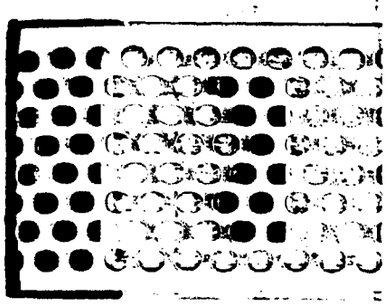
97 SEP 10 PM 12:03
FELIX Z. DAVIDSON COUNTY REGISTER

0347102
IDENTIF. ↑ REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10603 PG 672

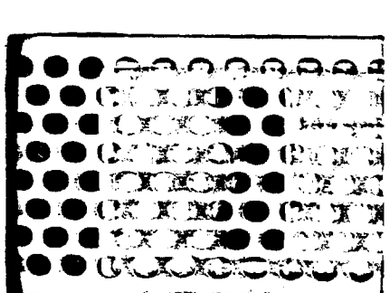
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97750.00
CON TX 361.68
PRFEE 1.00
WDEED 8.00
TOTAL 370.68
CHECK 370.68

09/10/97 01 12:05 0001 7066

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347102
IDENTIF. ▲ REFERENCE

97 SEP 10 PM 12:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1196521