BOOK 10814 PG 907

29

STATE OF TENNESSEE
COUNTY OF Sumner

2599-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00

K. Scott Sweeten
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 98.

Dorothy S. Potts
Notary Public

Dorothy S. Potts

MY COMMISSION EXPIRES: 7/24/99

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires 7/24/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Scott Sweeten	FT Mortgage Companies	052-08-A-162.00
(NAME)	(NAME)	
1409 Pellican Point		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 Kevin Scott Sweeten and Tara Denise Moore, , Both 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:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Heron Walk, Section 2, Phase I, of record in Plat Book 9700, page 386, Register's Office for said County, to which plat reference is made for more complete description.

BEING a portion of the same property conveyed to Allen Earps and wife, Betty F. Earps by deed from Debra R. Powell, filed of record in Book 9708, page 720, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1409 Pellican Point, Madison, TN 37115

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 their hand s this 26th day of February, 19 98.

Allen Earps
Allen Earps

Betty F. Earps
Betty F. Earps

924 03/02 0101 03CHECK 3.50

2599-H

BOOK 10814 PG 908

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, Dorothy S. Potts, 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 they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 26th day of February, 19 98.

My commission expires 7/24/98

Dorothy S Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires JULY

040184

98 MAR -2 AM 9:22

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

RECEIVED OF _____

FOR _____

BOOK 10814 PG 909

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

DANT	94500.00
CON TX	351.13
PRFEE	1.00
MRGED	9.00
TOTAL	360.13
CHECK	360.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR -2 AM 9:22

0406184
IDENTIFICATION REFERENCE

No. 1259691