BOOK 10859 PG 878

Box

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/27/98

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

**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 |
|---|---|---|
| Richard G. Cayce Jr | Countrywide Home Loans, Inc. | 52-8A-176 |
| (NAME) 1421 Pellican Point | (NAME) 155 North Lake Avenue | |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) Pasadena,California 91109 | |
| (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 **RICHARD G. CAYCE JR AND WIFE TRACEY CALLIS CAYCE** 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. 176 on the Plan of Heron Walk section 2 phase 1 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 instrument is executed on behalf of Allen Earps and Betty F. Earps by Ricky Earps as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10663 Page 805 in the Register's Office for Davidson County, Tennessee.

This is improved ( X ) property, known as 1421 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.

04 18372
IDENTIF. ↑ REFERENCE

98 MAR 30 PM 1:31
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

MORTGAGE TAX 0.00
TRANSFER TAX 248.03/30
RECORDING FEE 20.00
DP FEE 2.00

Witness my our hand(s) this 27th day of March, 1998

10859:879

Allen Earps By Ricky Earps
Allen Earps
by Ricky Earps his attorney-in-fact

Betty F. Earps By Ricky Earps
Betty F. Earps bu Ricky Earps her attorney in fact

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.

Witness my hand and official seal at Antioch, Tennessee this 27th day of March, 1998.

Commission expires: October 9, 1999

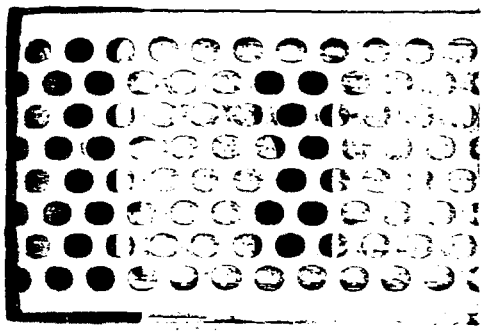
Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3/27/98 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and wife, Betty Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps and wife, Betty F. Earps, through Power of Attorney granted him, by the said Allen Earps and wife, Betty F. Earps.

Lori Holloway
Notary Public

Commission Expires:



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10859 PG 880

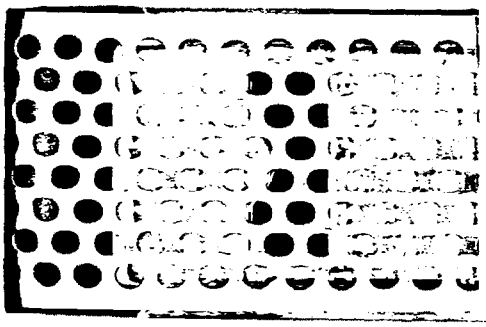
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MC - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CHMT 77500.00
CON TX 295.75
PRFEE 1.00
WDEED 6.00
TOTAL 302.75
CHECK 302.75

03/30/98 01 13:32 0001 5408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04118372

IDENTIF. & REFERENCE

98 MAR 30 PM 1:32

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1272700