WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

BOOK 10877 PG 776

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/1/98.

Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Brown	NationsBanc Mortgage Corporation	52-8-A-194
(NAME) 1400 Pellican Pointe	(NAME) P.O. Box 35140	
(ADDRESS) Madison, TN 37115	(ADDRESS) Louisville,Kentucky 40232	
(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 **JAMES E. 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:

Land in Davidson County, Tennessee, being Lot No. 194 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 instrument is executed on behalf of Allen Earps and wife Betty F. Earps by Ricky Earps as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ___, Page ___, in the 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 1400 Pellican Pointe, 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 1st day of April, 1998.

By Ricky Earps Attorney in Fact
Allen Earps

By Ricky Earps Attorney in Fact
Betty F. Earps

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Angela M. Lake, 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 1st day of April, 1998

Commission expires: February 19, 2002

Angela M. Lake
Angela M. Lake Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

04230641 IDENTIF. & REFERENCE

98 APR -8 AM 8:50

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

04/08/98 0101 03CHECK 260.13

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

RECEIVED OF _____

FOR _____

BOOK 10877 PG 777

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	94900.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
TOTAL	360.13
CHECK	360.13

04/08/98 01 08:50 0001 7402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0423064
IDENTIF. ↑ REFERENCE

98 APR -8 AM 8:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277632