BOOK 10897 PG 230 Box 1

WARRANTY DEED

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

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,360.00

Timothy S. Perkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/20/98.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(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
Timothy S. Perkins	Southeastern Mortgage of Tennessee, Inc.	52-8A-181
(NAME)	(NAME)	
1428 Pellican Point	115 29th Ave. South	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville,Tennessee 37212	
(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 EARPSAND WIFE BETTY F. EARPS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY S. PERKINS, UNMARRIED AND CAMMIE R. STEWART, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. 181 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 Earpsand 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 10662 Page 805 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 1428 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 28620
IDENTIF. & REFERENCE

98 APR 23 AM 11:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7403 04/23 0101 03CHECK 365.5

Witness my/our hand(s) this 20th day of April, 1998.

By Ricky Earps Attorney in Fact
Allen Earps
Allen Earps

By Ricky Earps Attorney in Fact
Betty F. Earps
Betty F. Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10897 PG 231

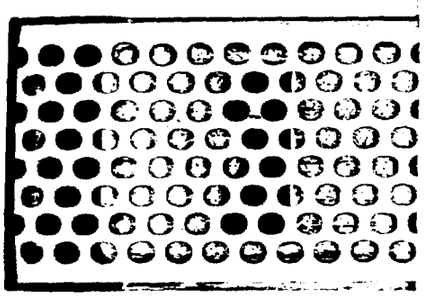
On this 4/20/98 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and wife Betty F. Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps and wife Betty F. Earps, through Power of Attorney granted him, by the said Allen Earps and wife Betty F. Earps..

Angela M Lake
Notary Public

Commission Expires:

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

My Commission Expires 2-19-2002



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

RECEIVED OF _____

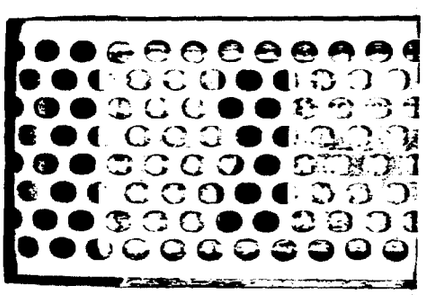
FOR _____

BOOK 10897 PG 232

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 96360.00
				CON TX 356.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 365.53
				CHECK 365.53
			04/23/98 01	11:08 0001 7403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428620
IDENTIF. ↑ REFERENCE
98 APR 23 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283527