WARRANTY DEED

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

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF

BOOK 10897 PG 241

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/15/98.

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
Gregory Linn Flowers	Tennessee Mortgage Corporation	52-8-A-201
(NAME)	(NAME)	
1037 Shawnee Road	139 Charter Place	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	LaVergne, Tennessee 37086	
(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 **GREGORY LINN FLOWERS, 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. 40 on the Plan of Heron Walk Section 3 Phase 1 of record in Plat Book 9700, Page 551, 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 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.

1496 04/23 0101 03CHECK 365.68

This is improved (X) property, known as 1037 Shawnee Road, 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 15th day of April, 1998.

Allen Earps By Ricky Earps
Allen Earps
By: Ricky Earps, Attorney-in-fact

Betty F. Earps By Ricky Earps
Betty F. Earps
By: Ricky Earps, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4/15/98 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

My Commission Expires 2-19-2002

98 APR 23 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0428623

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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 242

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 96400.00
CON TX 356.68
PRFEE 1.00
WDEED 8.00
TOTAL 365.68
CHECK 365.68

04/23/98 01 11:10 0001 7406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428623
IDENTIF. # REFERENCE

98 APR 23 AM 11:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283530