WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,400.00

Michael S. Burgner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/22/98

Notary Public

MY COMMISSION EXPIRES: ~~February 19, 2002~~ 11-27-99

(AFFIX SEAL)

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
Michael S. Burgner	First Trust Mortgage Company	52-8-A-221
(NAME) 1208 San Destin Trace	(NAME) 6525 Quail Hollow Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Memphis, Tennessee 38120	
(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 **MICHAEL S. BURGNER AND WIFE STEPHANIE L. BURGNER** 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. 153 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.

This is improved (X) property, known as 1208 San Destin Trace, 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 22nd day of April, 1998.

98 APR 27 AM 10:42
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 029642

By Ricky Earps Attorney in fact
Allen Earps

By Ricky Earps Attorney in fact
Betty F. Earps

STATE OF Tennessee
COUNTY OF Davidson

On this April 22, 1998 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

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

My Commission Expires 2-19-2002

Commission Expires:

6525 Quail Hollow 0101 03CHECK 369.38

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10900 PG 896

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 97400.00
CON TX 360.38
PRFEE 1.00
WDEED 8.00
TOTAL 369.38
CHECK 369.38

04/27/98 01 10:44 0001 8525

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0429642
IDENTIF. & REFERENCE

98 APR 27 AM 10:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1284634