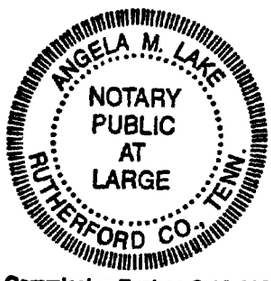
BOOK 10914 PG 953

Box

WARRANTY DEED



My Commission Expires 2-19-2002

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$97,600.00**

David Georgousis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF APRIL, 1998.**

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
David Georgousis	**Franklin American Mortgage Company**	**52-8A-222**
(NAME)	(NAME)	
1204 San Destin Trace	**214 Overlook Court**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Brentwood, TN 37027**	
(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 **David Georgousis, married**, 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. 154 on the Plan of Heron Walk Phase 1 Section 3 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 Earpsand wife Betty F. Earps by deed of record in Book 9708, Page 720, Register's Office for 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 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 County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1204 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 and 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.

0433429
IDENTIF. & REFERENCE
98 MAY -5 AM 10:16
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2222 05/05 01:01 03 CHECK 370

Witness **my/our hand(s)** this **30th day of April, 1998**.

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

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

STATE OF Tennessee
COUNTY OF Davidson

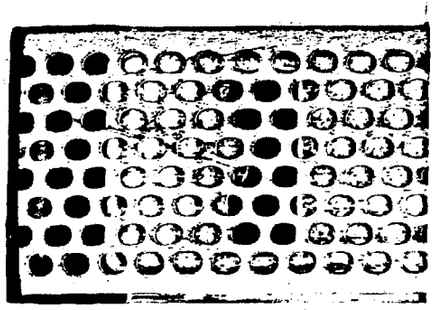
On this 4/30/98 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and wife Betty F. Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps and wife Betty F. Earps, through Power of Attorney 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 _____

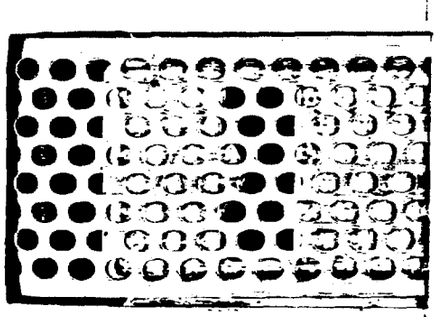
FOR _____

BOOK 10914 PG 955

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 97600.00
				CON TX 361.12
				PRFEE 1.00
				WDEED 8.00
				TOTAL 370.12
				CHECK 370.12
			05/05/98 01	10:19 0001 2522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433429
IDENTIF. ↑ REFERENCE
98 MAY -5 AM 10:16
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288587