BOOK 11038 PAGE 401 Box 1

WARRANTY DEED

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF JULY, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(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
Donald D. Denton	Donald D. Denton	**52-8-A-207**
(NAME)	(NAME)	
1312 San Carlos Trail	1215 Horseshoe Cove	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Mt. Juliet, TN 37122-	
(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 **Donald D. Denton and wife, Lorraine D. Denton**, 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. 46 on the Plan of ~~San Carlos Trail~~ 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 conveyance is subject to any and all existing restrictions and easements of record.

REGT 07/28 01:01 03CHECK 365.83

unimproved ☐
This is improved ☒ property, known as **1312 San Carlos Trail, 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.

RECEIVED FOR REFERENCE
98 JUL 28 PM 2:26
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
0467710

Witness my/our hand(s) this 22nd day of July, 1998.

Allen Earps

Allen Earps

Betty F. Earps

Betty F. Earps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Allen Earps and wife, Betty F. Earps the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7/22/98.

Elizabeth E. Bartlett

Notary Public

Commission expires:

ELIZABETH E. BARTLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 95900.00
CON TX 354.83
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 365.83
CHECK 365.83

07/28/98 01 14:27 0001 9187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467710
IDENTIFICATION REFERENCE

98 JUL 28 PM 2:26

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

No. 1324816