WARRANTY DEED

BOOK 11205 PAGE 728

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$89,826.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **12TH DAY OF NOVEMBER, 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
Adrian D. Watkins Sr.	**Mortgage Resources, Inc.**	**52-8-A286**
(NAME)	(NAME)	
1140 Shawnee Road	**404 BNA Drive Suite 400**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Nashville, TN 37217**	
(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 Builders, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian D. Watkins Sr.**, 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. 139 on the Plan of Heron Walk Section 4 Phase 2 of record in Plat Book 9700, Page 687, 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 Builder, LLC by deed of record in Book 11064, Page 713, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument being executed on behalf of Allen Earps Builders, LLC by Ricky Earps as its Attorney in Fact pursuant to recorded Power of Attorney of record in Book 11144, Page 618, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1140 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 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.

05127790
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7258 11/16 0101 03CHECK 343.36

Witness our hands this 12th day of November, 1998.

Allen Earps Builders, LLC

By: Ricky Earps Attorney in fact

Attest:

State of Tennessee
County of Davidson

On this 12th day of November, 1998 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps Builders, LLC and acknowledged that he executed the same as the free act and deed of the said Allen Earps Builders, LLC, through Power of Attorney granted Ricky Earps by the said Allen Earps Builders, LLC.

Commission expires: 7/26/2002

Elizabeth E. Dickens
Notary Public

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

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

RECEIVED OF _____

FOR _____

BOOK 11205 PAGE 730

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 89826.00
CON TX 332.36
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 343.36
CHECK 343.36

11/16/98 01 13:28 0001 7258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05127790
IDENTIF. ↑ REFERENCE

98 NOV 16 PM 1:29
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372341