WARRANTY DEED

BOOK 11303 PAGE 779

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF JANUARY, 1999.**

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~ 5/21/2002

(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
Kim Y. Jefferson	**FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.**	**52-8-A279**
(NAME) **1016 Treasure Reef**	(NAME) **2974 LBJ FREEWAY, SUITE 200**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **DALLAS, TX 75234**	
(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 **Kim Y. Jefferson**, 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. 132 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 Builders, LLC by deed of record in Book 9700, Page 687, Register's Office for Davidson 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 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 **1016 Treasure Reef, 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.

05538705
IDENTIF. & REFERENCE

99 JAN 20 PM 12:53
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

$1,222.13 KOEHLER TOTO 01/20 0984

PROPERTY AREA OR LOCALITY CHECKED INTERNET OR ITS DATA ENTRY COMPONENT MAINTAINED BY THIS OFFICE WHEN RECEIVED

Witness **our hands** this **14th day of January, 1999**.

Allen Earps Builders, LLC

By: Allen Earps Builders, LLC By: Ricky Earp
, Attorney-In-Fact

Attest: By Ricky Earps
,

State of Tennessee
County of Davidson

On this 14th day of January, 1999 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: 5/7/2001

Notary Public

NOTARY PUBLIC AT LARGE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11303 PAGE 781

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05387O5

IDENTIF. # REFERENCE

99 JAN 20 PM 12:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	94900.00
CON TX	351.13
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.13
CHECK	362.13

01/20/99 01 12:51 0001 4860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414287