44

BOOK 11410 PG. 868

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,400.00

AFFIANT

Subscribed and sworn to before me, this 30th day of March, 1999.

Notary Public

My Commission Expires: 4/30/99

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Larry Powell Builders, Inc. Attn: Mr. Larry W. Powell 4814 Old Hickory Blvd. Hermitage, TN 37076	SAME	Map 34-13-0 Parcels 272, 277, and 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. S. EARHART PLUMBING, INC.,** a Tennessee corporation, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **LARRY POWELL BUILDERS, INC.,** a Tennessee corporation hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 193, 197, and 198 as shown on the Plan, Phase 2-B, First Revision, Cedar Bluff Subdivision of record in Book 9700, page 509, and revised in Book 9700, page 663, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the property conveyed to J. S. Earhart Plumbing, Inc., a Tennessee corporation, by quitclaim deed from Federal Deposit Insurance Corporation, a United States corporation, of record in Book 7946, page 756, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. 1998 taxes, a lien but due and payable, but not delinquent until March 1, 1999.

2. Matters shown on the Plan of record in Book 9700, page 509, as revised in Book 9700, page 663, Register's Office for said County.

This is unimproved property known as Cedar Bluff Subdivision, Lots No. 192 and 199, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors heirs and assigns, against the lawful claims of all person 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 our hands this 30th day of March, 1999.

BOOK 11410 PG. 869

J. S. EARHART PLUMBING, INC.,
a Tennessee corporation

By: _____
J. S. Earhart, Sr. President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. S. EARHART, SR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 1999.

_____
Notary Public

My Commission Expires: 5/30/99

NOTARY PUBLIC AT LARGE

05684462
DEED TAX & REFERENCE
99 APR -1 AM 9:56
WILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11410 PG. 870

05684462

IDENTIFICATION REFERENCE

99 APR -1 AM 9:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	53400.00
CON TX	197.58
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	208.58
CHECK	208.58

04/01/99 01 09:56 0001 6369

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445418