6x161
T787

BOOK 11449 PG. 876

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Subscribed and sworn to before me, this 23rd day of April, 1999.

My Commission Expires:

Affiant

Notary Public

99 APR 27 PM 3:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05792280

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FIRST TITLE CORPORATION 1161 MURFREESBORO ROAD SUITE 324 NASHVILLE, TN 37217	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: STEPHANIE R. WILLIAMS BABB	NAME: SAME
STREET ADDRESS: 1144 SHAWNEE ROAD	STREET ADDRESS:
CITY: MADISON STATE: TN	CITY: STATE:
ZIP CODE: 37115 MAP & PARCEL NO. 52-8A-285 CO	ZIP CODE:

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, *ALLEN EARPS BUILDERS, LLC,*

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO *STEPHANIE R. WILLIAMS BABB, UNMARRIED,*

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot 138, Phase Two, Section Four, on the Plan of Heron Walk as 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 a portion of the same property conveyed to Allen Earps Builders, LLC herein by Warranty Deed from Allen Earps and wife, Betty F. Earps dated August 11, 1998, and recorded August 13, 1998, in Book 11064, Page 713, Registers Office for Davidson, Tennessee.

7911 04/27 0101 03CHECK 388.40

THIS IS IMPROVED PROPERTY KNOWN AS: *1144 SHAWNEE ROAD, MADISON, TENNESSEE 37115*

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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.

WITNESS MY HAND THIS 23RD DAY OF APRIL, 1999.

ALLEN EARPS BUILDERS, LLC

BOOK 11449 PG. 877

BY: RICKY EARPS
ITS: ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 1999, before me personally appeared Ricky Earps to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allen Earps Builders, LLC as its attorney-in-fact and acknowledged the he executed the same as the free act and deed of said Allen Earps Builders, LLC to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence.

Witness my hand and official seal.

My Commission Expires:

11-24-2001

Notary Public

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WARRANTY DEED

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11449 PG. 878

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

0579280

DOCUMENT # REFERENCE

99 APR 27 PM 3:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAPT

	102000.00
CON TX	377.40
PRFEE	1.00
MTGEE	8.00
CFEE	2.00
TOTAL	388.40
CHECK	388.40

04/27/99 01 15:58 0001 7911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477836