Box 44

BOOK 11477 PG. 638

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,500.00

Joe L. Walls
AFFIANT

Subscribed and sworn to before me, this 13th day of May, 1999.

Notary Public

My Commission Expires: 2/29/03

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:**
Joe L. Walls 854 Wren Road Goodlettsville, TN 37072	SAME	Map 34-13 Parcel 275 (Lot 195) Parcel 274 (Reserve Parcel A)

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, has bargained and sold, and by these presents does transfer and convey unto **JOE L. WALLS AND MIKE SUGGS,** hereinafter called the Grantees, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 195, and Reserve Parcel A, as shown on the Final Subdivision Plat of Cedar Bluff Subdivision, Phase Two-B of record 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, from the Federal Deposit Insurance Corporation, a United States Corporation, by deed of record in Book 7946, page 756, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to:

1. 1999 Metro taxes, a lien, but not yet due and payable, which have prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees agree to pay such taxes and shall indemnify and hold harmless Grantor from liability from payment of said taxes.

2. Matters shown on the plan of record in Book 9700, page 663, Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 9988, page 964, Register's Office for Davidson County, Tennessee.

4. Easement for the flow of the waters of Dry Creek and the rights of the public therein.

5. Rights of upper and lower reparian owners to the flow of the waters of Dry Creek, free from diminution or pollution.

6. Changes in the boundary of the subjet property resulting from erosion or accretion caused by the flow of Dry Creek.

This is unimproved property known as Lot No. 195, and Reserve Parcel A, of Cedar Bluff Subdivision, Phase Two-B, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever; and it covenants with the said Grantees 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 Grantees, their heirs, successors 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 my hand this 13th day of May, 1999.

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

By: J. S. Earhart Sr.
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 13th day of May, 1999.

Wesley O. Tucker
Notary Public

My Commission Expires: 3/29/03

0586608
INSTRUMENT REFERENCE
FILED AT THE REQUEST OF
1999 MAY 13 PM 12:30
REGISTER
DAVIDSON COUNTY, TN.
$50.00 05/13 0101 03CHECK 68-3

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11477 PG. 640

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

0586608

IDENTIFICATION & REFERENCE

99 MAY 13 PM 12:29

REGISTER
DAVIDSON COUNTY, TN.

CAMT	115500.00
CON TX	57.35
PRFEE	1.00
MREF	0.00
CFEE	2.00
TOTAL	60.35
CHECK	60.35

5/13/99 01 12:33 0001 5658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460297