# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Joyce W. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MAY, 1999.

Elizabeth E. Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

BOOK 11490 PG. 989

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 |
|---|---|---|
| Joyce W. Wright | American Home Mortgage Co. | 52-8-A289 |
| (NAME) | (NAME) | |
| 1128 Shawnee Road | 5700 Building, Eastgate Center | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Chattanooga, TN 37424 | |
| (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, L.L.C., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce W. Wright unmarried, 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. 142 on the Plan of Heron Walk Section 2 Phasee 4 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, L.L.C. 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 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 **1128 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.

0590510

RECEIVED FOR RECORD AND REFERENCE

MAY 24 PM 2:08

METROPOLITAN REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 376.50

DATA PROCESSING FEE

TOTAL AMOUNT 376.50

Witness our hands this 19th day of May, 1999.

Allen Earps Builders, L.L.C.

By: Ricky Earps

, By: Ricky Earps, Attorney-In-Fact

Attest:

State of Tennessee
County of Davidson

BOOK 11490 PG. 990

On this 19th day of May, 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 him by the said Allen Earps Builders, LLC

Witness my hand and official seal at Antioch, , Jennessee, this 19th day of May 1999.

Commission expires: 5.26.2002

Elizabeth E. Triplett
Notary Public

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

# 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 11490 PG. 991

0590510

IDENTIFICATION REFERENCE

SEAL 24 PM 2:03

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 98900.00 |
| CON TX | 365.93 |
| PRFEE | 1.00 |
| MRTED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 376.93 |
| CHECK | 376.93 |

05/24/91 01 14:12 0001 9845

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1464440