WARRANTY DEED

BOOK 11548 PAGE 901

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,400.00

Lillie Denise Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

MJP THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillie Denise Coleman	Union Planters Bank, N. A.	52-8-A-228.00
(NAME)	(NAME)	
1113 Shawnee Road	P O Box 3137	11D95288
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38173-0137	
(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 **LILLIE DENISE COLEMAN, A MARRIED FEMALE,** 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. 52 on the plan of Phase Two, Section Four, Heron Walk of record in Book 9700, Page 687 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Allen Earps Builders, LLC by quitclaim deed from Allen Earps and wife, Betty E. Earps 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.

unimproved ☐

This is improved ☒ property, known as 1113 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.

Witness our hands this 22nd day of June, 1999.

Allen Earps Builders, LLC

By: Ricky Earps
Ricky Earps, Authorized Agend

0605518

IDENTIF. & REFERENCE

99 JUN 29 PM 3:30

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1

1883 06/29 0101 03CHECK 375.00

STATE OF TENNESSEE

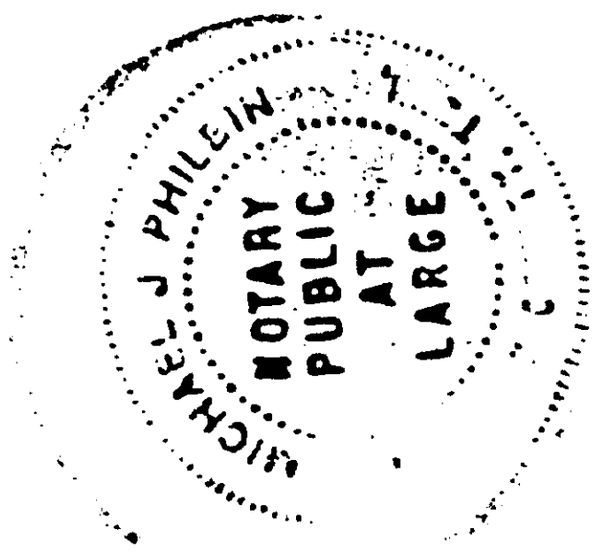
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ricky Earps with whom I am personally acquainted and who upon his oath acknowledged himself to be the an authorized representative of Allen Earps Builders, LLC, a Tennessee Limited Liability Company pursuant to a Power of Attorney instrument recorded in Book 11144, Page 618, Register's Office for Davidson County, Tennessee, and that he as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ricky Earps as such authorized representative.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of June, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11548 PAGE 903

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

0605518
IDENTIF. & REFERENCE

99 JUN 29 PM 3:30
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	98400.00
CON TX	364.08
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	375.08

CHECK 375.08

06/29/99 01 15:36 0001 5845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484313