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06212360

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **3rd** day of **August, 1999** between **Allen Earps Builders, LLC, ,** GRANTOR, and **James R. Davis, unmarried ,** as GRANTEEs

WITNESSETH, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Heron Walk, Phase 2, Section 4, of record in Plat Book 9700, page 687, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Allen Earps Builders, LLC by quitclaim deed from Allen Earps and wife, Betty F. Earps of record in Book 11064, page 713, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 9700, page 687, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10095, page 464, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, 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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **3rd** day of **August, 1999.**

Allen Earps Builders, LLC

Allen Earps By Ruby Earps attorney in fact

Allen Earps, Owner

7777 08/06 0101 90/80 03CHECK 351.03

County of Davidson

State of Tennessee

On the 3rd day of August, 1999, before me personally appeared Ricky Earps, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Allen Earps, as his/her attorney in fact and acknowledged that Ricky Earps executed the same as the free act and deed of the said Allen Earps. Said Power of Attorney being recorded in Book 10662, page 805, Register's Office for said County and State.

Tammy Wyaunn Potts
NOTARY PUBLIC

MY COMMISSION EXPIRES

TAMMY WYAUNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $91900

Susan C. Belew
Affiant

Subscribed and sworn before me this 3rd day of August, 1999.

Tammy Wyaunn Potts
NOTARY PUBLIC

MY COMMISSION EXPIRES

TAMMY WYAUNN POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires Nov. 30, 2002

****

Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
James R. Davis
917 Santa Maria Cove
Madison, Tennessee 37115

Send Tax Bills to:
Washtenaw Mortgage Company
315 E. Eisenhower Pky Ste, 12
Ann Arbor, MI 48108-3330

Map & Parcel Number:

Map: 52-8-A Parcel: 246

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 240

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

0621236

IDENTIF. & REFERENCE

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REGISTER
DAVIDSON CO. TN.

CAMT	91900.00
CON TX	340.03
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	351.03
CHECK	351.03

08/06/99 01 10:24 0001 2777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500973