THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16775
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $96,900.00

David F Fitzgerald
Affiant

Subscribed and sworn to before me, this 29th day of September, 1999.

Michelle Stringer
Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
DAVAID S. FITZGERALD	SOUTHEASTERN MORTGAGE OF TN	52-8-A
944 Santa Maria Cove	115 29th Avenue South	252.00 CO
Madison, Tennessee 37115	Nashville, Tennessee 37212	11D95312

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ALLEN EARPS, MARRIED,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DAVID S. FITZGERALD AND WIFE, KIMBERLY S. FITZGERALD,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 944 Santa Maria Cove, Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever 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 has executed this instrument on this 29th day of September, 1999.

Allen Earps By Ricky Earps Attorney in fact
ALLEN EARPS
BY: RICKY EARPS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY REOCRDED IN BOOK 10662, PAGE 805, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Betty F. Earps By Ricky Earps Attorney in fact
BETTY F. EARPS
BY: RICKY EARPS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED IN BOOK 10662, PAGE 805, REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICKY EARPS, with whom I am personally acquainted, and who acknowledged that he executed the with within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said ALLEN EARPS AND WIFE, BETTY F. EARPS and is authorized by the said ALLEN EARPS AND WIFE, BETTY F. EARPS, to execute this instrument on their behalf.

Witness my hand, at Office, this 29th day of September, 1999.

Michelle Stringer
NOTARY PUBLIC

My Commission Expires: 9/23/2000

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

01 03 00 4:01 PM
369.53

MICHELLE STRINGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase Two, Section Four Heron Walk, as of record in Plat Book 9700, page 687, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Allen Earps by quitclaim deed from Allen Earps Builders, LLC of record in Book 11555, Page 716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 10095, page 464; (3) Easements of record in Book 3641, page 253; (4) By-Laws of record in Book 10170, page 124; (5) Charter of record in Book 10125, page 449; and (6) All matters appearing on the Plan of record in Plat Book 9700, page 483, and Book 9700, page 687, said Register's Office.

Betty F. Earps, spouse of Allen Earps, joins in the execution of the instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Allen Earps.

0641627
IDENTIF. & REFEREN
99 OCT -1 AM 11:01
BILL GARBEE JT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11684 PAGE 33

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

0641627
IDENTIF. ↑ REFERENCE

99 OCT -1 AM 11:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	96900.00
CON TX	358.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.53
CHECK	369.53

10/01/99 01 11:04 0001 4608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1522507