THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
2123 Belcourt Avenue
Suite 104
Nashville, TN 37212

BOOK 11706 PAGE 547

99 OCT 18 AM 11:36

REGISTER
DAVIDSON COUNTY, TN

U6473359

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Sonya F. Voltz **913 Santa Maria Cove** **Madison, TN 37115**	**SAME**	[redacted] 52-08-0-A 245.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sonya F. Voltz
Affiant

Subscribed to and sworn before me this 15TH day of October, 1999.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Ninety Six Thousand Nine Hundred Dollars ($96,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged ALLEN EARPS, and wife, BETTY F. EARPS (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto SONYA F. VOLTZ, unmarried (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Phase Two, Section Four, Heron Walk, A Planned Unit Development, of record in Book 9700, page 687, Register's Office for a more complete and accurate description.

Being the same property conveyed to ALLEN EARPS by deed from Allen Earps Builders, LLC, of record in Book 11555, page 716, said Register's Office.

This is improved real property known as 913 Santa Maria Cove, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. The Grantor covenants with the said Grantee that they are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The Grantor further covenants and bind themselves and their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

0004 10/18 0101 03CHECK 369.52

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 15th day of October, 1999.

By Ricky Earps Attorney in Fact
Allen Earps, by Ricky Earps, Attorney-in-Fact
for Allen Earps, pursuant to the Power of
Attorney of record in Book 10662, page 805,
Register's Office of Davidson County, Tennessee.

By Ricky Earps Attorney in fact
Betty F. Earps, by Ricky Earps, Attorney-in-Fact
for Betty F. Earps, pursuant to the Power of
Attorney of record in Book 10662, page 805,
Register's Office of 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, Attorney-in-Fact for Allen Earps, pursuant to the Power of Attorney of record in Book 10662, page 805, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Allen Earps.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 15th day of October, 1999.

Notary Public

My Commission Expires: March 23, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky Earps, Attorney-in-Fact for Betty F. Earps, pursuant to the Power of Attorney of record in Book 10662, page 805, Register's Office of Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of Allen Earps.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, this 15th day of October, 1999.

Notary Public

My Commission Expires: March 25 2002

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

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06473359

REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	96900.00
CON TX	358.52
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	369.52
CHECK	369.52

10/18/99 01 11:40 0001 0684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1528502