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PCL

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 1999

Notary Public

MY COMMISSION EXPIRES: September 23, 2000
(AFFIX SEAL)

R. L. MOORE
NOTARY PUBLIC
A. LARGE
DAVIDSON COUNTY, TENN.

BOOK 11714 PAGE 220

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Arlene McClain	First American Natl Bank	52-8-A/261.00 CO
(NAME)	(NAME)	
904 Santa Maria Cove	First American Center	
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Nashville, TN 37237	
(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 and wife, Betty F. Earps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arlene McClain, 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. 85, on the Plan of Heron Walk Subdivision as record in Plat Book 9700, page 687, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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

064484
RECEIVED FOR RECORD
99 OCT 22 PM 2:46
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 904 Santa Maria Cove, Madison, Tennessee 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 hand s this 18th day of October, 19 99

Allen Earps By Ricky Earps Attorney in fact
Allen Earps, BY: Ricky Earps, Attorney in Fact

Betty F. Earps By Ricky Earps Attorney in fact
Betty F. Earps, BY: Ricky Earps, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Earps, 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 on behalf of Allen Earps, as his Attorney-In-Fact, as the free act and deed of the within named Allen Earps.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 1999.

Priscilla C. Ueland
NOTARY PUBLIC

My Commission Expires: March 25, 2000

2954 10/22 0101 03CHECK 343.64

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricky Earps, 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 on behalf of Berry F. Earps, as her Attorney-In-Fact, as the free act and deed of the within named Allen Earps.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of October, 1999.

Priscilla C. Ueland
NOTARY PUBLIC

My Commission Expires:
March 25, 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11714 PAGE 222

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

0619484

99 OCT 22 PM 2:46

CAMT 89900.00
CON TX 332.64
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 343.64
CHECK 343.64

10/22/99 01 14:49 0001 2954

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1530744