prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

TNI-13102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

actual consideration or value whichever is greater, for this
transfer is $ [redacted] 100,400.00

Affiant

Subscribed and sworn to before me, this 19th day of November, 1999.

My commission expires:

Notary Public

JOHN PEACOCK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

My Commission Expires
July 23, 2003

WARRANTY DEED

Instr:200001070002714 Page: 1 OF 3
REC'D FOR REC 01/07/2000 4:21:08PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $371.48

Address of New Owner & Send Tax Bills to:	Prepared By: Kristal L. Smith, Atty. c/o TransContinental Title Co. 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214
633 SANDY SPRINGS TRAIL MADISON, TN 37115	Return To: TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 352/08/0A/314.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ALLEN EARPS AND WIFE, BETTY F. EARPS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer a convey unto

ANNETTE L. TAYLOR

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

SEE APPENDIX A

Property Address: 633 SANDY SPRINGS TRAIL, MADISON, TN 37115

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

This conveyance is made subject to:

1. 19___ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 unincumbered, 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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of November, 1999.

Allen Earps

Betty F. Earps
By Attorney in fact Ricky Earps

State of Tennessee
County of DAVIDSON

On this 19th day of November, 1999, before me personally appeared Allen Earps & BETTY F. EARPS by attorney in fact Ricky Earps to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be THEIR free act and deed.

Witness my hand and official seal.
My Commission expires:

JOHN PEACOCK
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Commission Expires July 23, 2003

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the propert described herein, or as to the accuracy of description.

EXHIBIT "A" - LEGAL DESCRIPTION

TN1I13102

SEE APPENDIX A
LAND IN DAVIDSON COUNTY, DESCRIBED ACCORDING TO A SURVEY BY M & K, INCORPORATED, DATED NOVEMBER 3, 1989, MORE PARTICULARLY DESCRIBED DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY RIGHT OF WAY CHEYENNE BOULEVARD, SAID POINT BEING THE NORTHEAST CORNER OF THE SUBDIVISION OF SEQUOIA VALLEY, SECTION 3, OF RECORD IN PLAT BOOK 4468, PAGE 83, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE THENCE, WITH THE LINE OF SEQUOIA VALLEY, SECTION 3 AND SECTION 4, SOUTH 73 DEGREES 96 MINUTES 22 SECONDS HOST, 1736.41 FOOT TO AN FOOT TO AN IRON PIN IN THE MADISON ADCADAMY'S LINE, NORTH 55 DEGREES 50 MINUTES 47 SECONDS WEST, 161.74 FEET TO AN IRON PIN IN THE MADISON ACADAMY LINE; THENCE CONTINUING WITH MADISON ACADAMY'S LINE, NORTH 01 DEGREES 26 MINUTES 37 SECONDS EAST, 738.86 FEET TO AN IRON PIN THENCE, NORTH 62 DEGREES 37 MINUTES 04 SECONDS EAST, 118.85 FEET TO AN IRON PIN, THENCE, NORTH 47 DEGREES 46 MINUTES 42 SECONDS EAST, 825.46 FEET TO AN IRON PIN, THENCE, NORTH 56 DEGREES 42 MINUTES 80 SECONDS EAST, 580.97 FEET TO AN IRON PIN TO THE WESTERLY MARGIN OF CHEYENNE BOULEVARD THENCE, CONTINUING WITH SAID WESTERLY RIGHT OF WAY, SOUTH 33 DEGREES 19 MINUTES 00 SECONDS EAST, 579.74 FEET TO A CONCRETE MONUMENT; THENCE, TO THE RITHE WITH A CURVE HAVING A RADIUS OF 1,178.00 FEET FOR A DISTANCE OF 272.38 FEET TO A CONCRETE MONUMENT; THENCE, CONTINUING WITH SAID RIGHT OF WAY, SOUTH 20 DEGREES 14 MINUTES 41 SECONDS EAST, 431.43 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALLEN EARPS AND WIFE, BETTY F. EARPS, BY WARRANTY DEED FROM DEBRA R. POWELL, DATED JUNE 20, 1995, AND RECORDED JUNE 21, 1995 IN BOOK 9708, PAGE 720, REGISTER'S OFFICE FO