Instr:200004190039361 Page: 1 OF 2
REC'D FOR REC 04/19/2000 2:34:12PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $481.00

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 28001106 9

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Ronald E. Earls
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Earls	SunTrust Mortgage, Inc.	Map 72-4
(NAME) 1439 McAlpine Avenue	(NAME) P.O. Box 57028	Parcel 308
(ADDRESS) Nashville, TN 37216	(ADDRESS) Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, CAROL D. BUMPUS, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto RONALD E. EARLS AND WIFE, LISA M. EARLS AND RAYMOND C. MARTIN AND WIFE, DOROTHY C. MARTIN , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 1 and the southeasterly parts of Lots No. 2 and 28 of Block "C" on the map of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee described together as follows:

Beginning at the intersection of the westerly margin of McGavock Avenue and the northeasterly margin of McAlpine Avenue; thence with the northeaseterly margin of McAlpine Avenue, northwestwardly215 feet to the corner of the property conveyed to Zack O. Myers by Deed from the Bransford Realty Company of record in Book 1117, page 350, said Register's Officer thence with said Myers' southeasterly line, northeastwardly 61 feet, more or less, to the line between Lots No. 1 and 28 at a point 2 feet south of the corner of Lots No.1 and 2; thence with said line, northwardly 2 feet into the corner of Lots No. 1 and 2; thence northeastwardly 72.8 feet, more or less, to the line between Lots No. 2 and 3; thence with said line, southeastwardly 102.3 feet to the westerly margin of McGavock Avenue; thence with said Avenue, southwardly 187 feet to the beginning.

Being the same property conveyed to Charles L. Bumpus and wife, Carol D. Bumpus, by Warranty Deed from O. F. Wallace and wife, Juanita Wallace dated December 11, 1984, and of Record in Book 6460, page 958, Register's Office for Davidson County, Tennessee. The said Charles L. Bumpus having since died.

Subject to all matters as shown on Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 1439 McAlpine Avenue, Nashville, TN 37216
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 17th day of April, 2000.

Carol D. Bumpus

Carol D. Bumpus

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

On this the 17th day of April, 2000, before me personally appeared Carol D. Bumpus, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICAL SEAL, at office this the 17th day of April, 2000.

Notary Public
My Commission Expires:_____