WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 91,900.00 .

Lisa M. Chambers
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 28th day of APRIL, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: March 27, 2004

Instr:200004280042422 Page: 1 OF 2
REC'D FOR REC 04/28/2000 4:21:54PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $340.03

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#00040012

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP / PARCEL NO.
Lisa M. Chambers, 1160 Shawnee Road Madison, Tennessee 37115	Lisa Monet Chambers 1160 Shawnee Rd. Madison, TN. 37115	52-8-A / 324.00-CO

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Lisa M. Chambers un-married, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **ALLEN EARPS**, and wife, **BETTY F. EARPS**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

LISA M. CHAMBERS un-married, the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Phase Two, Section Five, Heron Walk, A Planned Unit Development of record in [plat] Book 9700, page 923, said Register's Office to which plan reference is hereby made for a complete legal description.

Being a *part* of the same property conveyed to Allen Earps and wife, Betty F. Earps by deed from Debra R. Powell of record in Book 9708, page 720, Register's Office for Davidson County, Tennessee.

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, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
Davidson Co. property taxes for the year 2000 are to be prorated and assumed by the GRANTEES.
Charter of Heron Walk Homeowners Association of record in Book 10125, page 449, and Bylaws of record in Book 10170, page 124, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Book 10095, page 464, R.O.D.C., TN.
Sewer easement of Record in Book 3641, page 253, R.O.D.C., TN

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

This is improved property known as: 1160 Shawnee Road, Madison, TN 37115.

Witness our hands this 28th day of APRIL, 2000 A.D.

Allen Earps By Ricky Earps Attorney in fact
Allen Earps
By: Ricky Earps
his Attorney -in- Fact

Betty F. Earps By Ricky Earps Attorney in fact
Betty F. Earps
By: Ricky Earps
her Attorney-in-Fact

256.

I, Ricky Earps Attorney -in-fact for Betty F. Earps *and for Allen Earps do hereby swear and affirm that the Power of Attorney granted to me by instrument of record in Book 10662 page 805 Register's Office for Davidson County, Tennessee, has not been revoked, and I have had no notice, written or oral, of revocation of said Power of Attorney.

Ricky Earps

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Ricky Earps, attorney-in-fact for Betty F. Earps, **and Allen Earps with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said Betty F. Earps, and the said Allen Earps.

Subscribed and sworn to before me, this the 28 day of APRIL, 2000

Leroy Johnston Ellis IV
NOTARY PUBLIC

My Commission Expires: March 27, 2004

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Allen Earps and Betty F. Earps the bargainor(s), 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 within instrument, for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee this _____ day of APRIL, 2000.

_____
NOTARY PUBLIC

My Commission Expires:_____

****

WARRANTY DEED

From: Allen Earps
and wife,
Betty F. Earps

To: Lisa M. Chambers
un-married,

Property:
1160 Shawnee Road
Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003