Box 1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE

My Commission Expires Oct 9, ~~1999~~ 2003

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$84,160.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, 2000.**

Notary Public

MY COMMISSION EXPIRES: October 9, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa K. Nichols	**Volunteer Trust Mortgage Corporation**	**52-8-A-296**
(NAME) **1149 Shawnee Road**	(NAME) **301 S. Perimeter Park Drive**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, 37211**	
(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 Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa K. Nichols, 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.88 on the Plan of Heron Walk, Section 5, Phase 2, of record in Plat Book 9700, Page 923, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Allen Earps and wife Betty Earps by deed of record in Instrument #200003210028434, and Instrument #200003210028435, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Allen Earps and Betty Earps by Ricky Earps as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10662, Page 805, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1149 Shawnee Road, Madison, TN 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.

Instr:200005020043446 Page: 1 OF 2
REC'D FOR REC 05/02/2000 8:26:14AM
RECORD FEE: $11.82
M. TAX: $0.00 T. TAX: $311.39

Witness **my/our hand(s)** this **28th day of April, 2000**.

By Ricky Earps

Allen Earps by Ricky Earps Attorney in Fact

Allen Earps
By: Ricky Earps, Attorney-in-Fact

Betty Earps By Ricky Earps Attorney in Fact

Betty Earps
By: Ricky Earps, Attorney-in-Fact

State of Tennessee County of Rutherford

On this 28th day of April, 2000, before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and Betty Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps and Betty Earps, through Power of Attorney granted him, by the said Allen Earps and Betty Earps.

Lori Holloway

Notary Public

Commission Expires:

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct. 9, ~~1999~~ 2003