This Instrument Prepared by:
Michael P. Davis, Attorney
109 C East Avenue
Goodlettsville, TN 37072

Name and Address of New Owner
Thomas S. & Janice S. Lawrence
605 Sandy Spring Trail
Madison, TN 37115

Send Tax Bills to:

SAME

MAP: 52-08-A
PARCEL: 309

WARRANTY DEED

Instr:200005020043805 Page: 1 OF 2
REC'D FOR REC 05/02/2000 11:31:23AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $375.22

THIS INDENTURE, made this 28th day of April, 2000, between

Allen Earps and wife, Betty F. Earps,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Thomas S. Lawrence and Janice S. Lawrence, Husband and Wife,

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Being Lot No. 98, Phase Two, Section Five, Heron Walk, a Planned Unit Development, plat of which is of record in Book 9700, page 923, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Allen Earps and wife, Betty F. Earps, by quitclaim deeds of record as Instrument Number 200003210028434 and Instrument Number 200003210028435, Register's Office for Davidson County, Tennessee. See also Warranty Deed of record in Book 9708, page 720, in said Register's Office.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is plat of record in Book 9700, page 923, Register's Office for Davidson County, Tennessee..

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2000 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Allen Earps

Betty F. Earps

By: Ricky Earps Attorney in fact
Ricky Earps, Attorney-in-fact

By: Ricky Earps Attorney in fact
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, Ricky Earps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Allen Earps and Betty F. Earps, and acknowledged that he executed the same as the free act and deed of said Allen Earps and Betty F. Earps, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Allen Earps and Betty F. Earps, and appearing of record in Book 10662, page 805, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 28th day of April, 2000.

Notary Public

My Commission Expires: 10/14/2001

JILL E. TRAPP
NOTARY PUBLIC
AT LARGE
WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $101,410.00.

Sworn to and subscribed before me, this 28th day of April, 2000.

Affiant

Notary Public

My Commission Expires: 10/14/2001

WILSON CO. TENN.
NOTARY PUBLIC
AT LARGE