Book 1

WARRANTY DEED

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$94,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF MAY, 2000.**

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell L. Pearson	**America's Wholesale Lender**	**52-8-a308**
(NAME)	(NAME)	
609 Sandy Spring Trail	**155 North Lake Avenue**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Pasadena, CA 91109**	
(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 F. Earps**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Russell L. Pearson, unmarried person**, 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 known as Lot No. 99, Heron Walk Subdivision, Phase Two, Section Five of record in Plat Book 9700, Page 923, Register's Office for said County.

Being the same property conveyed to Allen Earps and wife, Betty F. Earps by deed of record in Book 9708, Page 720 and Re-recorded in Instrument Nos. 200003210028434, Instrument No.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 wife, Betty F. 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 **609 Sandy Spring Trail, 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:200006150059940 Page: 1 OF 2
REC'D FOR REC 06/15/2000 4:16:39PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $347.80

Witness **my/our hand(s)** this **30th day of May, 2000**.

By Ricky Earps Attorney-in-fact

Allen Earps

By Ricky Earps Attorney-in-fact

Betty F. Earps

Allen Earps

Betty F. Earps

On this 30th day of May 2000 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps and Betty F. Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps and Betty F. Earps, through Power of Attorney granted Ricky Earps, by the said Allen Earps and Betty F. Earps.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Commission Expires:5/28/2003

My Commission Expires MAY 28, 2003