Box 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/02 14:44 2pgs
Fees:13.00 Taxes:391.83
20020228-0025651

NOTARY PUBLIC AT LARGE TENN. RFORD CO.
My Commission Expires

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,900.00**

Lynette S Dawkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH DAY OF FEBRUARY, 2002.**

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(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
Lynette S. Dawkins	**CTX Mortgage Company**	**052-04-0-C 024.00 CO**
(NAME)	(NAME)	
705 Gilead Court	**P.O. Box 199000**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Dallas, TX 75219-9000**	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynette S. Dawkins, 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. 24 on the Plan of Ravenwood, of record in Instrument No. 200012110121554, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allen Earps by deed of record in Book 11540, Page 67, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Allen Earps by Ricky Earps as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20010208-0012614, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **705 Gilead Court, 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.

Witness **my/our hand(s)** this **25th day of February, 2002**.

By Ricky Earps

Allen Earps Attorney in Fact

Allen Earps

State of Tennessee County of Davidson

On this 25th day of February, 2002 before me personally appeared Ricky Earps, the person who executed the foregoing instrument on behalf of Allen Earps, and acknowledged that he executed the same as the free act and deed of the said Allen Earps, through Power of Attorney granted Ricky Earps, by the said Allen Earps.

Angela M Lake

Notary Public

Commission Expires:

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
HERFORD CO. TENN.

My Commission Expires