This instrument is being re-recorded to add seller (Betty F. Earps) signature and to correct the derivation clause.

BK/

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,400.00

Mary J. Manning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 1999.

Notary Public

MY COMMISSION EXPIRES: 2-18-01

(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
Mary J. Manning	SunTrust Bank, Nashville, N.A.	52-8-A321
(NAME)	(NAME)	
604 Sandy Spring Trail	P.O. Box 305110	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37230-5110	
(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 Mary J. Manning, 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. 112, on the Plan of Heron Walk, Phase Two, Section Five 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 the same property conveyed to Allen Earps by deed of record in Book ~~11555~~, Page ~~716~~, Register's Office for Davidson County, Tennessee.

v part of
v and wife, Betty F. Earps
9708
720

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

This instrument is executed on behalf of Allen Earps by v and wife, Betty F. Earps Ricky Earps as his 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.

*and wife, Betty F. Earps

unimproved ☐

This is improved ☒ property, known as **604 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.

Davidson County DEEDWARR
Recvd: 07/07/03 10:37 3pgs
Fees:17.00 Taxes:0.00
20030707-0092900

[redacted]
Instr:199912300309011 Page: 1 OF 2
REC'D FOR REC 12/30/1999 12:33:58PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $364.08

RE-RECORD

1/2

P.A. Receipt: Free Printing Print Time: 5/6/03 3:31:30 PM Instr. No: 199912300309011 P.A. Customer: CERTIFIED COPY

Witness my/our hand(s) this 21st day of December, 1999.

By Ricky Earps

Allen Earps Attorney in fact

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

Betty F. Earps By Ricky Earps

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

Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 1999, 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 him, by the said Allen Earps.*

*and wife, Betty F. Earps

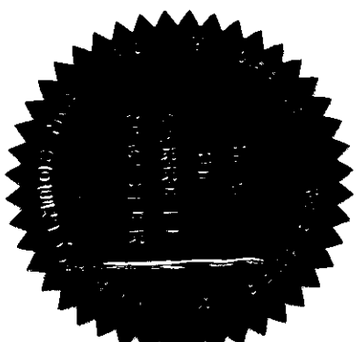
Notary Public

Commission Expires:

2-18-01

2/2

P.A. Receipt: Free Printing Print Time: 5/6/03 3:31:30 PM Instr. No: 199912300309011 P.A. Customer: CERTIFIED COPY



I hereby certify that this is a true copy of the original instrument filed in my office as Instrument No. 199123003090 11
This 6 day of MAY 20 03
BILL GARRETT Register of Deeds
By Beverly Harman
DEPUTY Register