Davidson County DEEDWARR
Recvd: 10/29/07 10:10 2 pgs
Fees:13.00 Taxes:654.90

20071029-0127181

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $177,000.00

Affiant

Subscribed and sworn to before me, this 24th day of October, 2007.

Notary Public
My commission expires: _____

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010

03-0710-35042

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lee Earps	Franklin American Mortgage	141-06-0-C-24.00CO
3729 Springwater Drive	501 Corporate Centre Drive, #400	
Nashville TN 37221	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James A. Reid, II and wife, Hillary A. Reid, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lee Earps and wife, Kristina Earps, hereinafter called the Grantees, their successors 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. 73, on the Plan of Riverbridge Community Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James A. Reid, II and wife, Hillary A. Reid, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated 9-29-2003, recorded 10-7-2003, in Instrument No. 20031007-0148690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3729 Springwater Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of October, 2007.

James A. Reid, II

Hillary A. Reid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James A. Reid, II and Hillary A. Reid, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 24th day of October, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires: 02/22/09