Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5557 PAGE 858

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Armon Sharpe and wife, Vicki Lynn Sharpe	First Tennessee Bank N. A. Memphis	147-1-28
(NAME) 363 Lynn Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by James Armon Sharpe and wife, Vicki Lynn Sharpe and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert J. Boyd, Jr. and wife, Bernadette G. Boyd

have this day bargained and sold, and do hereby transfer and convey unto the said James Armon Sharpe and wife, Vicki Lynn Sharpe *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 440 on the Plan of Section VI, Caldwell Hall, as of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee. Said Lot fronts 80 feet on the south side of Lynn Drive, and extends back 206.05 feet on the west line and 221.25 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 92.1 feet.

Being the same property conveyed to Robert J. Boyd, Jr. and wife, Bernadette G. Boyd by deed from Andrea Burl Tamburo and Margaret Gwynn Tamburo of record in Book 5332, page 359, said Register's Office.

This conveyance is subject to the plan of record in Book 2900, page 148, said Register's Office, shows an Owner's Certificate, a 30-foot minimum building setback line from Lynn Drive, and a 10-foot easement for public utilities, and a utility anchor easement, 2.5 X 25 feet; and restrictive covenants of record in Book 3221, page 6 and Book 3251, page 543, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 18th day of January 19 80

My commission expires: 2-22-81 (Affix Seal)

x James Armon Sharpe
Affiant

Mary P. Whitworth
Notary Public

unimproved ( )
This is improved (X) property, known as 363 Lynn Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1980 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18th *day of* January *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Robert J. Boyd, Jr.
Robert J. Boyd, Jr.

x Bernadette G. Boyd
Bernadette G. Boyd

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary P. Whitworth *a Notary Public in and for said County and State,* Robert J. Boyd, Jr. and wife, Bernadette G. Boyd

*the within named bargainor*S*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 18th *day of* January, *19*80.

Mary P. Whitworth *Notary Public*

Commission expires 7-22-81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

8476 01/22 162.50- CHECK

G-237722

WARRANTY DEED

FROM
Robert J. Boyd, Jr. and wife,
Bernadette G. Boyd

TO

James Arron Sharpe and wife,
Vicki Lynn Sharpe

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
[illegible]
NASHVILLE, TENN. 37238

F 7 3 1 6 8

IDENTIF. REFERENCE

JAN 22 9 32 AM

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.50-	
8478A01/22/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 3 1 6 8

IDENTIFICATION REFERENCE

JAN 22 9 32 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No: 737948