B0413

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00

Eather Mai Sharpe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 1983.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 27, 1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
This instrument was prepared by Frank M. Newman, Atty., Donelson, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M/M Michael R. O'Hara (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 95-8
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par.108
(CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3DZ 13326

FOR AND IN 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~~ I, Eather Mai Sharpe, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. O;Hara and wife, Karen R. O'Hara,

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. 2 on the Plan of "Resubdivision of Lot No. 2 Sharpe Subdivision" situated in the 1st Civil District of Davidson County, and recorded in Plat Book 5800, page 180, and described as follows:

BEGINNING at a point on the northwesterly margin of said subdivision, said point being 434.2 feet N. 42 deg. 23' E. from a monument in the northerly margin of a 50 foot right-of-way; thence N. 42 deg. 23' E. 210.0 feet to a point; thence S. 0 deg. 32' E. 286.75 feet to a point; thence N. 47 deg. 37' W. 195.26 feet to the point of beginning and containing 20,402 square feet, more or less.

BEING part of the same property conveyed to Eather Mai Sharpe by deed from H. Philip Sadler, Trustee of record in Book 5384, page 14, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to a right-of-way 15 feet wide along the east boundary of said property as described in a Deed of Record in Book 1417, page 64 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to an easement hereby retained by the Grantor for a period of six months from the date of this Deed for ingress and egress along the northwest boundary line of said property to Spring Valley Drive.

This is unimproved ( ) improved (X) property, known as 140 (House Number) Spring Valley Road (Street) Nashville, (P. O. Address) TN (City or Town) 37214 (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 hand this 27th day of April, 1983

Eather Mai Sharpe

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eather Mai Sharpe, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Donelson, Tennessee, this 27th day of April, 1983

Commission expires My Commission Expires JULY 27, 1986

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

Loan #540059-9

WARRANTY DEED

FROM

EATHER MAI SHARPE

TO

MICHAEL R. O'HARA et ux

H45644

H45644

IDENTIF. REFERENCE

MAY 3 2 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

05/03 35.00 - CHECK

4810 0187

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

22500.00- CO
56.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 65.00-
4610A05/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 6 4 4

T
IDENTIF. REFERENCE

MAY 3 2 27 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946395