File Box 43

STATE OF TENNESSEE
COUNTY OF

BOOK 6077 PAGE 324

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

$50,288.97 Terri H. Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES 4-20-86

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul L. Sharp et ux (NAME)	COMMERCE UNION BANK (NAME)	2D-70470
3337 Towne Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	150-11
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	64

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, Harold Kenneth Marshall, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul L. Sharp and wife, Terri H. Sharp

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

BEING Lot No. 172 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, Page 176 and 177, Register's Office for Davidson County, Tennessee.

SAID Lot No. 172 fronts 65 feet on the westerly margin of Towne Ridge Drive and extends back 150.83 feet on the northerly line and 105 feet on the southerly line to a dead line in the rear measuring 79.53 feet thereon.

BEING the same property conveyed to Harold Kenneth Marshall by deed from Randall Phillips Builders, Inc., of record in Book 5631, Page 369, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to Restrictive Covenants of record in Book 5456, Page 511, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been assumed by the Grantees herein.

For and in consideration of $10.00, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated 7-25-80, and filed for record in the office of the recorder of Deeds of Davidson County, Tennessee, in Book 5631, Page 372, and note of even date thereby secured in the original principal amount of $41,900.00, payable to Commerce Union Bank, which deed the Grantees herein assume and agree to pay as part payment of the purchase price.

THE GRANTEES further hereby assume the obligations of Harold Kenneth contd...

unimproved ( )
This is improved XX property, known as 3337 Towne Ridge Drive Antioch, TN 37013
(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 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, 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 15th day of June, 1983

Harold Kenneth Marshall

STATE OF TENNESSEE }
County of Davidson }

BOOK 6077 PAGE 325

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Kenneth Marshall, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of June 19 83.

Commission expires 4/20/86.

Notary Public

STATE OF TENNESSEE }

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

WARRANTY DEED

FROM
Harold Kenneth Marshall

TO
Paul L. Sharp et ux
Terri H. Sharp

H 54581

IDENTIF. REFERENCE

JUN 16 3 01 PH '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

continued from Page 1.....

Marshall under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim or payment arising from the guaranty or insurance of the indebtedness hereinbefore mentioned.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 5077 PAGE 326

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
			50288.97- CO	
			130.78 CO TX	
			.50 PRFEE	
			6.00 NOTED	
			CHECK	137.28-
			5627A06/16/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 5 8 1

IDENTIF. REFERENCE

JUN 16 3 02 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 956887