THIS INSTRUMENT PREPARED BY:
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2150

BOOK 6998 PAGE 114

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-06-106	Carl R. Sharpe	Atlantic Coast Mortgage Company 3975 University Drive Fairfax, VA 22030
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 14716
	5810 Carl Place	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the reciept of which is hereby acknowledged,

4885 I. IDENTIFICATION REFERENCE

OCT 2 2 45 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Johnnie Hansel Bruce and wife, Mary Ruth N. Bruce

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ~~Carl R. Sharpe and wife, Wanda G. Sharpe~~

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5 on the Map of West Park Addition, as of record in Book 2330, page 39, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the north side of Carl Place and runs back between parallel lines, 127 feet to a dead line.

Being the same property conveyed to Johnnie Hansel Bruce and wife, Mary Ruth N. Bruce, by deed from West Park Homes, Inc., as of recordin Book 2449, page 11.

This conveyance is made subject to restrictions of record in Book 2437, page 59, all zoning regulations, easements and rights of way for public utilities applicable to the property and all matters shown on the recorded plan referred to above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1986 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of September, 19 86

Johnnie Hansel Bruce
Johnnie Hansel Bruce

Mary Ruth N. Bruce
Mary Ruth N. Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Johnnie Hansel Bruce and wife, Mary Ruth N. Bruce the 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, TN, Tennessee, this, the 29th day of September, 19 86.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September 19 86

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

DOUGLAS R. BRUCE III NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Johnnie Hansel Bruce and wife, Mary Ruth N. Bruce FROM

Carl R. Sharpe and wife, Wanda G. Sharpe TO

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

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

37500.00- CAMT.
105.00 CSTAX
.50 PRFEE
6.00 WDC D
CHECK 111.50-
9599A10/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48851

IDENTIFICATION REFERENCE

OCT 2 2 45 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302238