File #5291 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

BOOK 7012 PAGE 220.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: (Mortgagee)	MAP PARCEL NUMBERS
VERNON H. SHARP (NAME)	CITICORP HOMEOWNERS, INC. (NAME)	Map 104-13
215 Leonard Avenue (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 60
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	F.B. #26W-8570

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, BENJAMIN C. FORDHAM and BARBARA R. FORDHAM, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON H. SHARP and ALIX INGRID SHARP, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 28 on the Map of Bransford Realty Company's Plan of Lots 6 to 23, both inclusive, in Block "G" in Whitland Realty Company's Subdivision, as of record in Plat Book 547, page 53, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin C. Fordham and wife, Barbara R. Fordham by deed from William Kent Eldridge and wife, Elizabeth B. Eldridge of record in Book 6119, page 302, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 547, page 53, said Register's Office.

5361 3

RECEIVED FOR RECORD
Oct 17 8 32 AM '86
REGISTER

unimproved ( )
This is improved (XX) property, known as 215 Leonard Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of October, 1986.

BENJAMIN C. FORDHAM

BARBARA R. FORDHAM
By: Benjamin C. Fordham
Attorney-in-Fact for the said Barbara R. Fordham by Power of Attorney recorded simultaneously herewith

BOOK 7012 PAGE 221

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENJAMIN C. FORDHAM the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 October, 1986.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE:
COUNTY OF DAVIDSON

On this 15th day of October, 1986, before me personally appeared BENJAMIN C. FORDHAM, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of BARBARA R. FORDHAM, and acknowledged that he executed same as the free act and deed of the said BARBARA R. FORDHAM.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of October, 1986.

Notary Public

My commission expires: 4-19-87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 1986

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

BENJAMIN C. FORDHAM and wife,
BARBARA R. FORDHAM

TO

VERNON H. SHARP and wife, ALIX
INGRID SHARP

Record
and
return

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

BOOK 7012 PAGE 222

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

15450.00- CONT.
432.60 CSTAX
.50 PRFE
6.00 MDE
CHECK 439.10-
530 10/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53813

IDENTIFICATION REFERENCE

OCT 17 8 32 AM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.01511