#5401
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7014 PAGE 915

Mortgagee:

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES B. EVANS (NAME)	AmSouth Mortgage Company, Inc. (NAME)	Map 150-7
620 Country Meadow Court (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 190
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	FB# 2D-73416

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, JAMES A. SHARPE and KAREN A. SHARPE wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES B. EVANS and MINNA E. H. EVANS 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. 167 on the Plan of Section Five, "The Country", as of record in Plat Book 5200, pages 271 and 272, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James A. Sharpe and wife, Karen A. Sharpe by deed from Randall Phillips Builders, Inc. of record in Book 6128, page 330, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 5635, page 547; and (2) All matters appearing on the Plan of record in Plat Book 5200, pages 271 and 272, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 2, 1986, in the original principal sum of $77,850.00, payable to AmSouth Mortgage Company, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6880, page 447, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the future interest on a certain indebtedness, dated January 25, 1985, in the original principal sum of $3,965.00, payable to Electric Power Board of the Metropolitan Government of Nashville and Davidson County in monthly installments, and being secured by a UCC - I Financing Statement of record in Book 6480, page 910 said Register's Office.

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unimproved ( )
This is improved (XX) property, known as 620 Country Meadow Court, Antioch, Tennessee 37013

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

James A. Sharpe
JAMES A. SHARPE

Karen A. Sharpe
KAREN A. SHARPE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES A. SHARPE and wife, KAREN A. SHARPE the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of October, 19 86.

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 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,245.78

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 19 86.

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

_____ Notary Public

WARRANTY DEED

FROM
JAMES A. SHARPE and wife, KAREN A. SHARPE

TO
JAMES B. EVANS and wife, MINNA E. H. EVANS

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 _____

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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

91245.78- CAMT.
255.36 CSTAX
.50 PRFEE
6.00 WDE
CHECK 251.86-
0306A10/21/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54736

IDENTIFICATION REFERENCE

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No. 02557