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Cash 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,111.17

Michael R. Sharpe MD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 1987.

Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DR. MICHAEL SHARPE (NAME)	MORTGAGEE: NONE (NAME)	MAP 64-16
4761 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 12
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DON F. PIERCE AND ERNEST FITZGERALD, d/b/a CONDO INVESTORS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DR. MICHAEL SHARPE and wife, JenniferT.Sharpe

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.

Unit 4, Building C, of TIME SQUARE OF HERMITAGE, a condominium office building as shown on Site Plan attached as Exhibit B to the Master Deed of Time Square of Hermitage of record in Book 6264, page 100, and amended in Book 7076, page 683, Register's Office for Davidson County, Tennessee, located on Lot No. 1 as shown on the Revised Plan of Jackson Square, Section 4, as of record in Book 5200, page 372, Register's Office for Davidson County, Tennessee.
BEING a portion of the same property conveyed to Don F. Pierce and Ernest Fitzgerald d/b/a Condo Investors by deed of record in Book 6150, page 695, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the Master Deed and By-Laws of Time Square of Hermitage of record in Book 6264, page 100, and amended in Book 7076, page 683; the Declarations of Covenants, Conditions and Restrictions of Time Square Of Hermitage of record in Book 6264, page 117, and amended in Book 7076, page 686; and all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 (66-27-101) of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the by-laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and undertakings contained in the Master Deed establishing a Horizontal Property Regime of TIME SQUARE OF HERMITAGE, a condominium office building, of record in Book 6264, page 100, and amended in Book 7076, page 683, Register's Office for Davidson County, Tennessee; and taxes for the year 1987 and subsequent years.

This is unimproved ( ) improved (XX) property, known as Unit 4, Building C, 4761 Andrew Jackson Parkway, Hermitage, TN 37076
(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 heir 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 covey 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 our hand s this 24th day of March, 19 87

CONDO INVESTORS

By: Don Pierce
Don F. Pierce

By: Ernest Fitzgerald
Ernest Fitzgerald

3962

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 DON F. PIERCE AND ERNEST FITZGERALD d/b/a CONDO INVESTORS

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, Tennessee, this 24th day of March 19 87

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

07441

IDENTIFICATION REFERENCE

MAR 25 9 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

[illegible]7- CAMT.
350.65 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 365.15

5962A03/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07441

IDENTIFICATION REFERENCE

MAR 25 9 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 60991