THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Keith Perryman
6039 Wellesly Way
Brentwood, TN 37027

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
FH 21600 145-1042
FH 21595 145-6-55

SPECIAL **WARRANTY DEED** BOOK 7364 PAGE 53

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine S. Sharp, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Keith Perryman

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION

The warranties herein contained shall apply only to the lawful claims of persons claiming by, through or under the Grantor, but not further or otherwise.

This conveyance is subject to the following restrictions:

(1) So long as Lot 1 is owned by Keith Perryman, the existing residence thereon may not be voluntarily demolished.
(2) Lot 3 is restricted to residential use and limited to one single-family residence which must be located at the site of an existing foundation, or at a lower level.
(3) Except for item 1 hereof, these restrictions shall run with the land and are hereby declared to be for the mutual benefit of the owners of Lots 1, 2, and 3 of the Sharp Subdivision, with the intent that any of the owners shall have the right to seek enforcement of these restrictions and further that such owners, by unanimous action, shall have the right to modify, amend, or cancel said restrictions.

This conveyance is subject to any and all matters shown on the herein referenced plan of record. As to Lot 3, this conveyance is further subject to an easement granted to the owner of Lot 2 by deed of even date to Douglass S. Johnson and wife.

This is (~~NO~~) improved property, known as 1849 & 1855 Laurel Ridge Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 25th day of September, 1987.

Katherine S. Sharp
Katherine S. Sharp

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of September, 1987, before me personally appeared Katherine S. Sharp, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7364 PAGE 54

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ 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 $ 233,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of September, 19 87.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS NOTARY PUBLIC

WARRANTY DEED

from:

Katherine S. Sharp, unmarried,

to:

Keith Perryman

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27015

LAND in Davidson County, Tennessee, being Lots Nos. 1 and 3 on the plan of Sharp Subdivision, of record in Book 6900, page 436, Register's Office for said County, and being individually described as follows:

Lot No. 1:

BEGINNING at a concrete monument in the easterly margin of Laurel Ridge Drive, said point being south 2073 feet, more or less, from the radius return of Fredericksburg Drive and also being the northwesterly corner of said Lot No. 1; thence leaving said Drive, south 77 degrees 29 minutes 00 seconds east 577.20 feet to an iron pin located at the northeasterly corner of said Lot No. 1; thence, south 12 degrees 31 minutes 00 seconds west 75.00 feet to an iron pin; thence, with the common line between Lots Nos. 1 and 2, north 83 degrees minutes 00 seconds west, 420.67 feet to a point; thence, continuing with said common line, north 41 degrees 30 minutes 00 seconds west, 46.54 feet to an iron pin; thence, continuing with said common line, south 82 degrees 23 minutes 00 seconds west, 104.48 feet to an iron pin located in the easterly margin of Laurel Ridge Drive, said pin also being the southwesterly corner of said Lot No. 1; thence, with said easterly margin of said Drive, north 2 degrees 9 minutes 41 seconds east 126.73 feet to the point of beginning and containing 1.28 acres, more or less.

Lot No. 3:

BEGINNING at an iron pin in the easterly margin of Laurel Ridge Drive, said pin being located at the southwesterly corner of Lot No. 2; thence, leaving said Drive and running with the common line between Lots Nos. 2 and 3, south 80 degrees 14 minutes 16 seconds east 45.67 feet to an iron pin; thence, continuing with said common line, north 73 degrees 27 minutes 00 seconds east 152.00 feet to an iron pin; continuing with said line, north 32 degrees 32 minutes 00 seconds east 72.91 feet to an iron pin; thence, continuing with said common line, south 79 degrees 58 minutes 00 seconds east 575.62 feet to an iron pin, said pin being the southeasterly corner of Lot No. 2 and also being the northeasterly corner of said Lot No. 3; thence, south 00 degrees 32 minutes 45 seconds west 39.90 feet to a point; thence south 52 degrees 36 minutes 45 seconds west 93.97 feet to an iron pin; thence, north 45 degrees 39 minutes 48 seconds west 50.09 feet to an iron pin; thence, south 80 degrees 18 minutes 31 seconds west, 692.39 feet to an iron pin; thence, north 7 degrees 17 minutes 22 seconds east 113.69 feet to an iron pin; thence, north 77 degrees 58 minutes 21 seconds west 29.25 feet to an iron pin in the easterly margin of Laurel Ridge Drive; thence with said easterly margin of said Drive, north 9 degrees 45 minutes 44 seconds east 63.83 feet to an iron pin, said pin being the point of beginning and containing 2.83 acres, more or less.

BEING a portion of the same property conveyed to Alfred D. Sharp, Jr., and wife, Katherine S. Sharp by deed from Elmer Davies, Jr., Trustee, of record in Book 3505, page 162, said Register's Office. Alfred D. Sharp, Jr., has since died leaving Katherine S. Sharp as sole owner as surviving tenant by the entirety.

6 9 1 9 4

IDENTIFICATION REFERENCE

SEP 28 11 51 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 56

CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED			MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

233500.00- CAMT.
663.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 663.30-
7165A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 9 4

IDENTIFICATION REFERENCE

SEP 28 11 53 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 20737