# WARRANTY DEED

*THIS INSTRUMENT PREPARED BY*

BOOK 7832 PAGE 552

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| FRANCES P. SHARP (NAME) | NEW OWNER (NAME) | Map 92-12-A |
| 904 Holly Forest (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 202.00 co |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | F.B.#9W11001 |

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, PAUL M. PRATT, SR. and DAVID C.R. MCGEE, JR., as tenants in common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCES P. SHARP, unmarried

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 Unit No. 202, together with the appurtenant interest in the common elements of State House Manor, a horizontal property regime established by Master Deed, of record in Book 7333, page 36, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lots Nos. 212, 213, 214 and 215 on the Plan of Boyd Home Tract of record in Plat Book 21, page 39, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul M. Pratt, Sr. and David C.R. McGee, Jr. as tenants in common by deed from Carson C. Driver, Jr. and wife, Doris B. Driver of record in Book 7670, page 504, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantee; (2) Master Deed and By-Laws of record in Book 7333, page 36; (3) Charter of record in Book 7343, page 409; and (4) All matters appearing on the Plan of record in Plat Book 21, page 39, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantors herein.

3008

RECEIVED FOR RECORD
MAY 4 8 07 AM '89
DAVIDSON COUNTY, TENN.

2734 05/04 0101 03CHECK 164.90

unimproved ( )
This is improved (XX) property, known as 1808 State Street, Unit 202, Nashville, Tennessee 37203

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 2nd day of May, 1989

Paul M. Pratt, Sr.
PAUL M. PRATT, SR.

David C.R. McGee, Jr.
DAVID C.R. MCGEE, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL M. PRATT, SR. and DAVID C.R. MCGEE, JR., as tenants in common with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of May, 89.

My commission expires 3/27/93 Notary Public Catherine Alderson

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STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 48,000.00

Frances P. Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 89

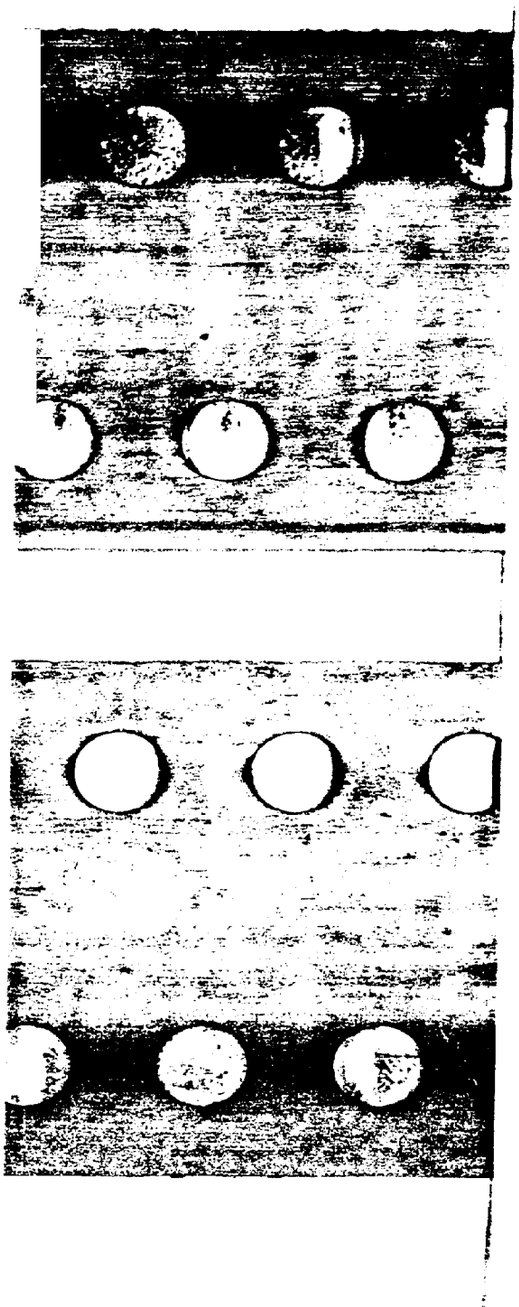
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine Alderson Notary Public

**WARRANTY DEED**

FROM PAUL M. PRATT, SR. and DAVID C.R. MCGEE, JR., as tenants in common

TO FRANCES P. SHARP, unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



**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 TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

CAMT 48000.00
CON TX 158.40
PRFEE 0.50
WDEED 6.00
TOTAL 164.90
CHECK 164.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/04/89 01 08:09 0001 2734

30088

IDENTIFICATION REFERENCE

MAY 4 8 08 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 206200