THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TENN.

ADDRESS OF OWNERS:	ADDRESS OF PROPERTY:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Katherine S. Sharp	9162 Hester Beasley Rd - 9th	Owner	Map 178
9160 Hester Beasley Rd	CD Davidson Co.		Parcels 16-17
Nashville, Tn. 37221			

MCD

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Thousand and no/100 ($150,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, we, **WOLODYMYR KINDRAT AND WIFE, ZAZILIA KINDRAT,** have bargained and sold and by these presents do hereby transfer and convey unto **KATHERINE S. SHARP,** her heirs and assigns, the following described property situated in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee in the 9th Civil District, described according to a copy of a plat showing the location of improvements made by C. K. McLemore, Surveyor, Franklin, Tennessee, dated November 15, 1962, as follows:

Beginning at a stake in the forks of a public road leading into Hester Beasley Road at Mrs. C. H. York's northeast corner; thence along the southerly margin of the Public Road, south 60 degrees east 3 poles; thence leaving said road, south 30 degrees east 52.4 poles to a stake; south 49 degrees east 15.6 poles to a beech; south 47½ degrees east 10 poles to a sugar tree; thence south 67½ degrees east 15.4 poles to the northeast corner of Tract No. 3 as conveyed to Allen Dobson by deed from Rufus Gann, Trustee, as of record in Book 1066, page 417, Register's Office; thence with Dobson's northern boundary lines, south 62½ degrees west 140 poles to a sugar tree; thence north 3½ degrees east 86.2 poles to a stake with chestnut and oak pointers, being the southwest corner of Mrs. C. H. York's property; thence with the southern boundary of said Tract, south 77 degrees east 21½ poles to a stake near a large chestnut at the top of a hill; south 47 degrees east 24 poles to a stake; thence north 49 degrees east 23½ poles to a stake, a corner of a tract of 1.43 acres conveyed to David A. King, by deed from Jane E. Batson York as of record in Book 3376, page 353, Register's Office; thence along the west line of said Tract, north 10½ degrees east 48½ poles to a stake in the west line of a driveway; thence north 35 degrees west 4-1/8 poles to a stake on bank; thence north 45 degrees west 6¼ poles to a stake in bank of low bluff; thence north 1 degree east 2 poles to an iron pin in rock 10 feet below bridge in center of branch to the point of beginning, containing 36.43 acres, more or less.

Being the same property conveyed to Wolodymyr Kindrat and wife, Zazilia Kindrat, by deed from Billy G. Mann and wife, Nancy B. Mann, of record in Book 3909, page 564, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by taxes for the year 1989 which will be prorated as of the date of this deed; roll back taxes (if any to be paid by Grantors); applicable building and zoning regulations; such state of facts as an accurate survey would disclose; rights of parties in possession, if any; all existing highway, roadway and utility easements, and the joint use of a portion of a driveway with others.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Grantors to give possession on or before November 30, 1989.

WITNESS our hands this the 11th day of July, 1989.

Wolodymyr Kindrat
WOLODYMYR KINDRAT

Zazilia Kindrat
ZAZILIA KINDRAT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, PEGGY D. HOOD, a Notary Public, **WOLODYMYR KINDRAT AND WIFE, ZAZILIA KINDRAT,** 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 office at Franklin, Tennessee, this the 11th day of July, 1989.

Peggy D. Hood
Notary Public

My commission expires:
March 27, 1991

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 7887 PAGE 789

The actual value or consideration, whichever is greater, for this transfer is $ 150,000 ⓦ.

Katherine S. Sharp

Sworn to and subscribed before me this the 11th day of July, 1989.

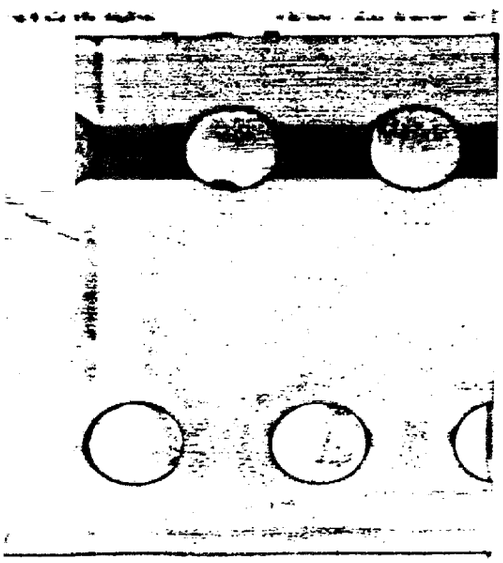
Peggy D. Hood
Notary Public

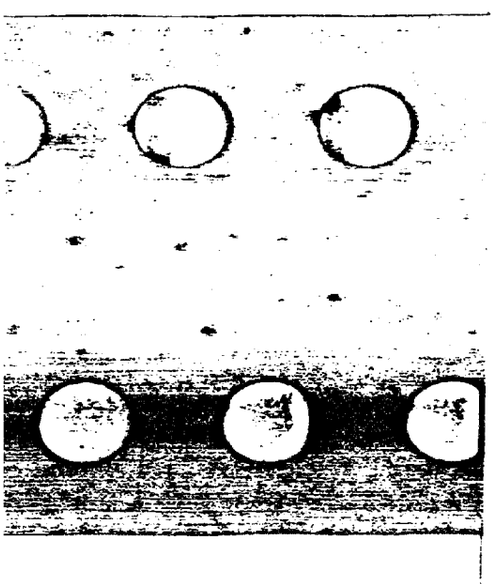
My commission expires:
March 27, 1991

4632 07/13 0101 03CHECK 505.00

48790

JUL 13 8 22 AM '89





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

RECEIVED OF _____

FOR _____

BOOK 7887 PAGE 790

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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 9.00
TOTAL 505.00
CHECK 505.00

07/13/89 01 08:23 0001 4632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 7 9 0

INSTRUMENT NUMBER

JUL 13 8 21 AM '89

FELIX Z. WILSON, II
REGISTER

No. 228320