BOOK 8103 PAGE 945

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

Map 156-10
Par 17 Ja

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Herschel L. Smith, Jr. and wife, Brenda Smith, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Wayne Foster Sharp and wife, Denise Lounsbery Sharp, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Being Lot No. 27 on the Plat of Harpeth River Estates, Section 1 as of record in Plat Book 4460, Page 188, Register's Office of Davidson County, Tennessee. Said Lot No. 27 fronts 108.49 feet on the west margin of Meadow View Drive and extends back 502.9 feet on the north line, and 465.55 feet on South line to a line on the rear on which it measures 231.05 feet.
>
> Being the same property conveyed to Herschel L. Smith, Jr., and wife Brenda L. Smith, by deed of record in Deed Book 5358, Page 5, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements, and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY, restrictive covenants affecting subject property of record in Book 4745, Page 492, and Book 5123, Page 52, Register's Office of Davidson County, Tennessee, which restrictive covenants are incorporated herein by reference, and applicable utility and drainage easements and building setback

lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed on the 7th day of May, 1990.

Herschel L. Smith, Jr.

Herschel L. Smith, Jr.

Brenda Smith

Brenda Smith

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Herschel L. Smith, Jr. and wife, Brenda Smith, 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, at office, this 7th day of May, 1990.

Elizabeth Morgan

NOTARY PUBLIC

My commission expires:
11-27-93

STATE OF TENNESSEE

COUNTY OF MAURY

I hereby confirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 119,900.00.

Wayne Foster Sharp

Affiant

Subscribed and sworn to before me, this 7th day of May, 1990.

Elizabeth Morgan

NOTARY PUBLIC

My commission expires:
11-27-93

NEW PROPERTY OWNERS:

Wayne Foster Sharp
7928 Meadowview Drive
Nashville, TN 37221

PERSON(S) RESPONSIBLE FOR TAXES:

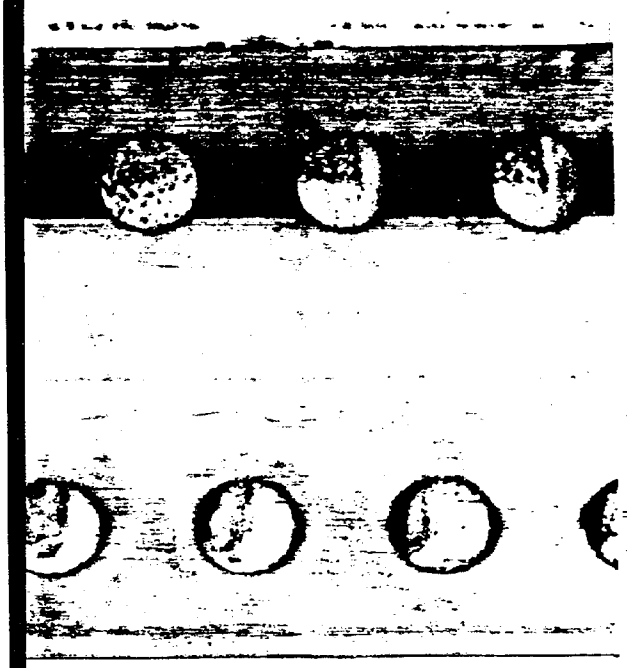
The Middle Tennessee Bank
700 North Garden Street
Columbia, TN 38401

24154

IDENTIFICATION

MAY 7 12 03 PM '90

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

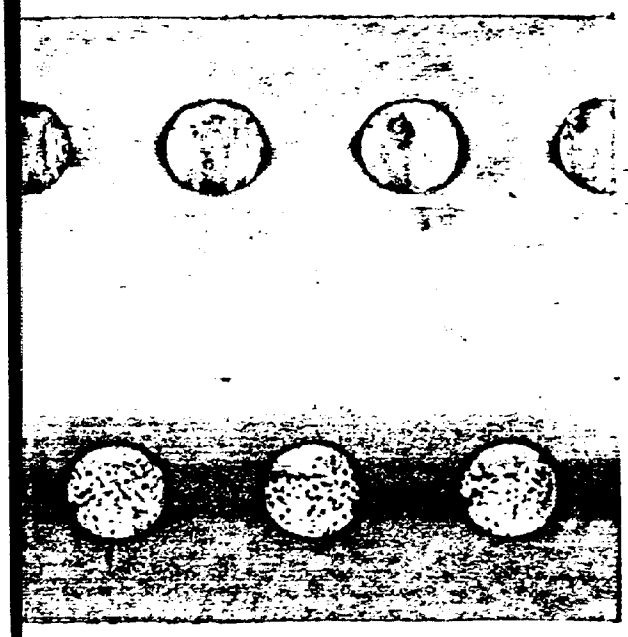
FOR _____

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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
			CAMT	
				119900.00
			CON TX	395.67
			PRFEE	1.00
			WDEED	6.00
			TOTAL	402.67
			CHECK	402.67
05/07/90	01		12:08 0001	9431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



2 4 4 5 4

IDENTIFICATION REFERENCE

MAY 7 12 08 PM '90

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 316908