THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

JAMES E. SHARPE ET UX
CLARISSA L. SHARPE
621 BATON ROUGE COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:

REAL ESTATE FINANCING, INC.
605 SOUTH PERRY ST.
P.O. BOX 669
MONTGOMERY, AL 36101-0669

MAP/PARCEL NUMBER:

MAP 075-11
PARCEL 035

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,109.47, THIS 18TH DAY OF MARCH, 1992.

James E. Sharpe
AFFIANT

Subscribed and sworn to me, this the 18TH day of MARCH, 1992.

Denise C. Allis
Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from JAMES F. BAGGETT ET UX, TINA J. BAGGETT, TO COLLATERAL MORTGAGE, LTD., as evidenced by a Deed of Trust of record in Book 7101, page 865, Register's Office for Davidson County, Tennessee, and subsequently assigned to Colonial Mortgage Company, in Book 7423, page 791, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES E. MAYO ET UX, PATRICIA J. MAYO, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JAMES E. SHARPE ET UX, CLARISSA L. SHARPE, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and

warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 621 BATON ROUGE COURT, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 18TH day of MARCH, 1992.

James E Mayo
JAMES E. MAYO

Patricia J. Mayo
PATRICIA J. MAYO

James E Sharpe
JAMES E. SHARPE

Clarissa L Sharpe
CLARISSA L. SHARPE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. MAYO ET UX, PATRICIA J. MAYO, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18TH day of MARCH, 1992.

Denise C. Allen
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. SHARPE ET UX, CLARISSA L. SHARPE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18TH day of MARCH, 1992.

Denise C. Allen
notary public

My commission expires: 5-11 92

EXHIBIT 'A'

Being Lot No. 453 on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James E. Mayo et ux, Patricia J. Mayo, by Warranty Deed from James F. Baggett et ux, Tina J. Baggett, of record in Book 7789, page 178, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1992 and all future years.

2. All matters set forth on Plan of Highlands of Tulip Grove, Sec. 2, of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee, which Plan shows the following: a 30-foot minimum building setback line from Baton Rouge Court, a 10-foot public utility and drainage easement along the rear line of said lot.

3. Deed of Trust from James F. Baggett et ux, Tina J. Baggett, to Charles W. Wall, Trustee, of record in Book 7101, page 865, said Register's Office, to secure to Collateral Mortgage, Ltd., the payment of one note dated January 6, 1987, in the original principal amount of $79,147.00, due and payable as set forth therein. Said Deed of Trust was subsequently assigned to Colonial Mortgage Company by Assignment of Deed of Trust of record in Book 7423, page 791, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 4880, page 375, said Register's Office.

93751

IDENTIFICATION REFERENCE

MAR 19 11 22 AM '93

DAVIDSON COUNTY, TN

8053 03/19 0101 03CHECK 335.27

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8578 PAGE 611

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	87109.47
CON TX	322.27
PRFEE	1.00
WDEED	12.00
TOTAL	335.27
CHECK	335.27

03/19/92 01 11:22 0001 8053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93751

IDENTIFT REFERENCE

MAR 19 11 22 AM '92

DAVIDSON COUNTY, TN

No. 512465