WARRANTY DEED

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FROM: Judith Coleman and
Michael G. Haddad

TO: Fred L. Sharp and wife,
Patricia Sharp

Mail

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
A. Harrison Johnson, Jr., P.C.
2021 Richard Jones Road, Suite 230
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		145-9 30
		145-9 29
Fred L. and Patricia Sharp	SAME	145-0 62
(NAME)	(NAME)	
1705 Kenesaw Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Subscribed and sworn to before me, this the 26th day of June, 1992.

Affiant

My Commission Expires: 5/28/95
(Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by FRED L. SHARP AND WIFE, PATRICIA SHARP, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned, JUDITH COLEMAN AND MICHAEL G. HADDAD, (the "Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, FRED L. SHARP AND WIFE, PATRICIA SHARP, their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described as follows:

Two tracts or parcels of land in the City of Forrest Hills, Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of Tyne Valley Estates Resubdivision of Lot 50 of Section 2, Lot 49 of Section 3, and Reserved Parcel of Section 7 of record in Book 7900, Page 223, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to George I. Haddad and wife, Judith J. Haddad, by deed from Haury & Smith Contractors, Inc., of record in Book 4260, Page 728, Register's Office for said County, the said George I. Haddad having since died vesting title in Judith J. Haddad as surviving spouse, the said Judith J. Haddad is now known as Judith H. Coleman.

Also being part of the same property conveyed to Michael G. Haddad, by deed from Gail P. Pigg and husband, Charles B. Pigg, and Reese L. Smith, Jr., of record in Book 7012, Page 63, Register's Office for said County.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

This conveyance is given subject to:

1. 1992 taxes, which have been prorated as of the date hereof and assumed by Grantees.

2. All matters shown on the Plan of record in Book 7900, Page 223, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in an instrument of record in Book 3406, Page 490, said Register's Office.

4. Restrictive Covenants contained in an instrument of record in Book 3502, Page 162, and amended of record in Book 3508, Page 341, said Register's Office.

5. Restrictive Covenants contained in an instrument of record in Book 3899, Page 262, said Register's Office.

This is improved property known as 1705 Kenesaw Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns forever.

And Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as herein set forth.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

JUDITH J. HADDAD, JUDITH COLEMAN AND JUDITH H. COLEMAN are one and the same person.

JAMES WINFRED COLEMAN, the husband of JUDITH COLEMAN, and LINDA JEAN HADDAD, the wife of MICHAEL G. HADDAD, join herein for the sole purpose of quitclaiming all of their marital right, title and interest in and to the property.

WITNESS the Grantors' signatures on this the 26th day of June, 1992.

Judith Coleman
JUDITH COLEMAN

James Winfred Coleman
JAMES WINFRED COLEMAN

Michael G. Haddad
MICHAEL G. HADDAD

Linda Jean Haddad
LINDA JEAN HADDAD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JUDITH COLEMAN AND HUSBAND, JAMES WINFRED COLEMAN, and MICHAEL G. HADDAD AND WIFE, LINDA JEAN HADDAD, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 26th day of June, 1992.

Notary Public

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 28, 1995

FAYE RAINEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4008 07/09 0101 03CHECK 786.00

IDENTIF. REFERENCE 26215

JUL 9 11 25 AM '92

FELIX Z. HAGGOTT REGISTER
DAVIDSON COUNTY TN.

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 210000.00
				CON TX 777.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 786.00
				CHECK 786.00
			07/09/92 01	11:25 0001 4008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26215

IDENTIF. REFERENCE

JUL 9 11 25 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 548771