This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

WARRANTY DEED

Address New Owner(s) as follows: J. Gary Sharp and wife, Joyce E. Sharp, 3345 Gallery Drive, Memphis TN 38125

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 104-11-0-I, Parcel No. 013.00, Field Book No. 24W-15211

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by Grantees and agreement to pay the balance owing on a note payable to Investors Savings and Loan Association in the original principal amount of $64,400.00, secured by Deed of Trust from James B. Hardy and wife, Jackie Hardy, to Charles W. Bone, of record in Book 6568, page 368, and being assigned to Bankers Trust Company, Trustee, by Assignment of record in Book 8893, page 397, both Register's Office for Davidson County, Tennessee, we, JAMES B. HARDY and wife, GLORIA A. HARDY, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto J. GARY SHARP and wife, JOYCE E. SHARP, their heirs and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 2028 Convent Place, Nashville TN 37205.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, J. GARY SHARP and wife, JOYCE E. SHARP, their heirs and assigns, forever; and we, JAMES B. HARDY and wife, GLORIA A. HARDY, 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, except as shown herein. We do further covenant and bind ourselves/our heirs and

representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The said GLORIA A. HARDY, wife of JAMES B. HARDY, joins in this instrument, conveying all right, title and interest she has in and to said real property, including her right to take said real property as part of any elective share in the estate of her husband, JAMES B. HARDY.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of October 1993.

James B. Hardy
JAMES B. HARDY

Gloria A. Hardy
GLORIA A. HARDY

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JAMES B. HARDY** and wife, **GLORIA A. HARDY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston TEXAS, this 29 day of October 1993.

Gloria M. Pares Notary Public

My commission expires 10-10-97

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

The actual consideration or value, whichever is greater, for this transfer, is $ 59,736.21.

Linda H. Ford Affiant

Subscribed and sworn to before me this 9th day of December 1993.

Patricia B Pair Notary Public

My commission expires My Commission Expires July 15, 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl. Est. II - JAG.WD

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. _____, known as 2028 Convent Place, Nashville, Davidson County, Tennessee, 37205, and being a part of Charlton Square, created under Title 66, Chapter 27, Section 101 et seq., as amended, Tennessee Code Annotated, and established by a Master Deed of record in Book 6464, page 105, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the said Master Deed. Reference is hereby made to the Plat of Charlton Square of record in Book 6464, page 164, attached as Exhibit J to said Master Deed for a more complete and accurate description of said Unit.

Being the same property conveyed to James B. Hardy by Quitclaim Deed from McMURTRY MEADOWS, a Tennessee General Partnership, as shown of record in Book 6513, page 319, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2028 Convent Place, Nashville TN 37205.

Rl.Bst.II.JAG.Ex.

99204

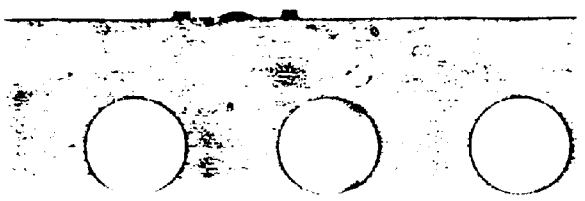
IDENTIFICATION

PICK-UP

93 DEC 21 PM 1:11

REGISTER
DAVIDSON COUNTY, TN.

6720 12/21 0101 03CHECK 233.89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

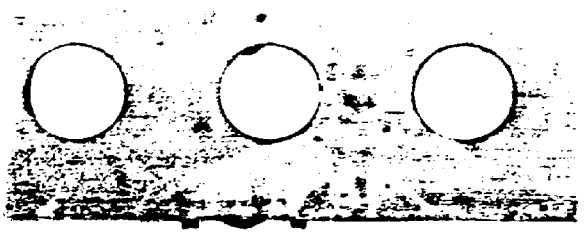
BOOK **9194** PAGE **479**

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	59736.21
CON TX	220.89
PRFEE	1.00
WDEED	12.00
TOTAL	233.89
CHECK	233.89

12/21/93 01 13:12 0001 6720



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE
9920L

93 DEC 21 PM 1:11
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.736689