SOB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9586 PG 605

ADDRESS NEW OWNER:
Fred L. Sharp
1705 Kenesaw Drive
Nashville, TN 37215
MORTGAGEE:

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 132-9
GROUP
PARCEL 107

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maryadell Crisman Brown, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Fred L. Sharp, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot A of Herman E. Brown Property, not of record, which Lot A is more specifically described as follows:
>
> Beginning at a point in Battery Lane, the South West corner of Lot B of the Herman E. Brown Property, (north side of Battery Lane), thence north with the west boundary line of said Lot B 686.79 feet, thence west 100 feet to a point, the north west corner of Lot A, thence south 696.5 feet to a point in north side of Battery Lane, thence ease with the margin of Battery Lane 100 feet to the point of beginning, containing 1.588 acres.
>
> The above parcel of land also being the westerly 100 feet of Lot No. 21 on the Plat of Oak Hill Sub-Division #1, as of record in Book 547, page 49, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Herman E. Brown and wife, Maryadell Crisman Brown, by deed from Maryadell Crisman Brown, as of record in Deed Book 2146, page 299, Register's Office for Davidson County, the said Herman E. Brown having since died.

This is improved property known as 894 Battery Lane, Nashville, TN 37220.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Easement for Sanitary Sewers, Storm Drainage, Water Mains and appurtenances of record in Book 6297, page 102, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fred L. Sharp, his heirs and assigns, forever; and I, Maryadell Crisman Brown,an unmarried person, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this the 31st day of January, 1995.

Maryadell Crisman Brown

Maryadell Crisman Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maryadell Crisman Brown,an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of January, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 180,000.00.

AFFIANT

Subscribed and sworn to before me
this 31st day of January, 1995.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

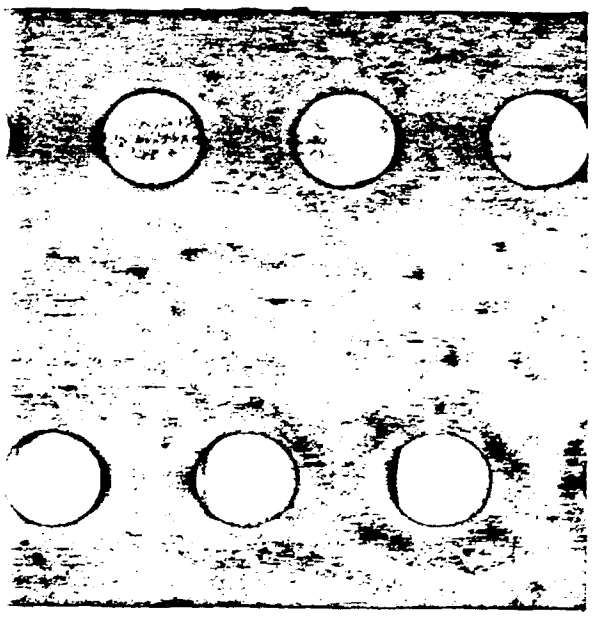
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

30747

IDENTIF. & REFERENCE

FEB -2 PM

3035 02/02 0101 03CHECK 675.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

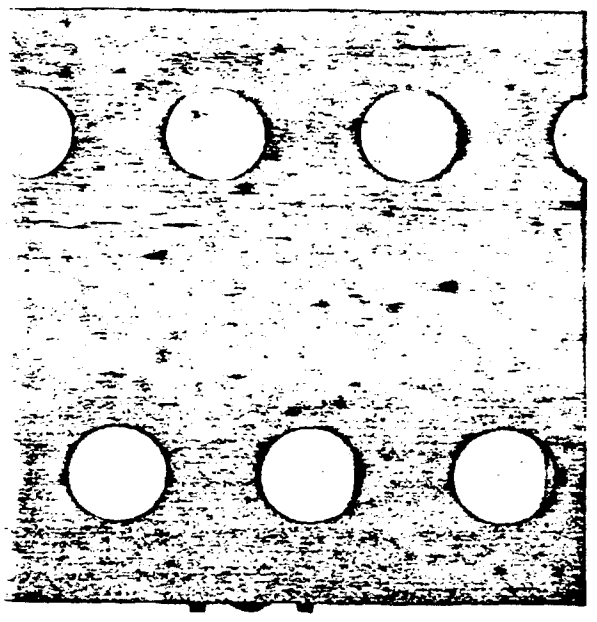
RECEIVED OF _____

FOR _____

BOOK 9586 PG 607

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
180000.00
CON TX 666.00
PRFEE 1.00
WDEED 8.00
TOTAL 675.00
CHECK 675.00

02/02/95 01 12:50 0001 8035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30747
IDENTIF. & REFERENCE

95 FEB -2 PM 12:

DAVIDSON COUNTY, TN

No. 877789