SSB

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

BOOK 9588 PAGE 611

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 132-9
GROUP
PARCEL 105

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, we, Herman E. Brown Jr. and wife, Susan O. Brown, hereinafter called the Grantors, 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 No. C, on the unrecorded Subdivision of Lot 21, Oak Hill Subdivision, which is of record in Book 547, page 49, Register's Office for said County.
>
> Said Lot No. C fronts 150 feet on the northerly side of Battery Lane, and runs back 662.5 feet on the easterly line along the dividing line between Lots 20 and 21, and 677.7 feet on the westerly line, to a dead line in the rear on which it measures 150 feet.
>
> Being the same property conveyed to Herman E. Brown Jr. deed from Herman E. Brown,Sr., Trustee, as of record in Book 4131, page 539, Register's Office for Davidson County, Tennessee.

This is improved property known as 890 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 and/or Storm Drainage of record in Book 6518, page 731, 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 we, Herman E. Brown Jr. and wife, Susan O. Brown, do covenant with the said Grantee 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 unless otherwise herein set out; and we do further

covenant and bind ourselves, our 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 our hands this the 31st day of January, 1995.

Herman E. Brown Jr.

Susan O. 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 Herman E. Brown Jr. and wife, Susan O. Brown, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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.

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 60,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

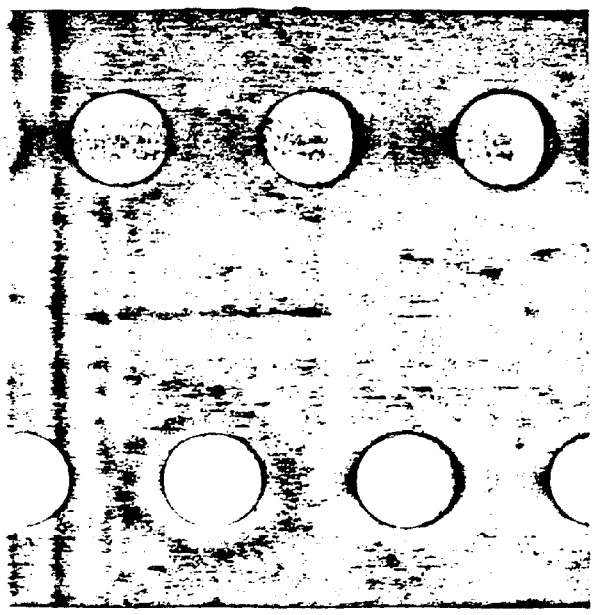
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

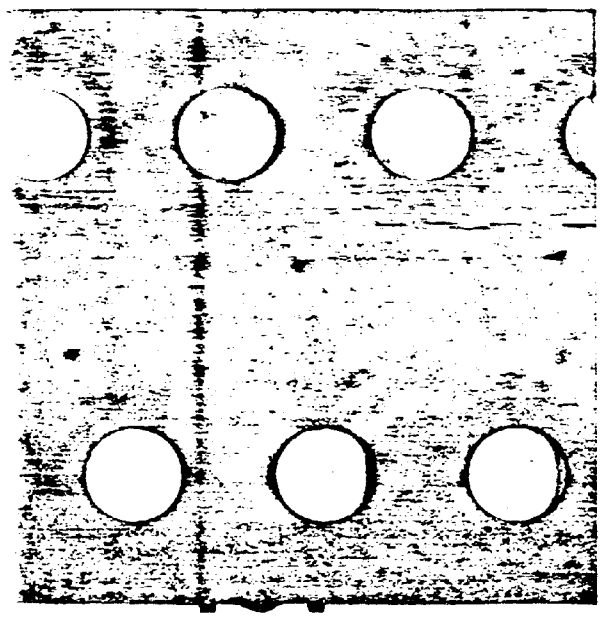
30749

IDENTIF. & REFERENCE

FEB -2 PM

3037 02/02 0101 03CHECK 231.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9586 PG 613

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

02/02/95 01 12:55 0001 8037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30749
IDENTIF. & REFERENCE

95 FEB -2 PM 12:55

DAVIDSON COUNTY

No. 877791