0101600

IDENTIF. # REFERENCE

95 SEP 19 AM 9:00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

mail

ADDRESS NEW OWNER:

EDWARD D. SHARP AND WIFE,
RUTH L. SHARP
210 MYATT DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 43-11, PARCEL 44

BOOK 9798 PG 629

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $25,000.00.

Ruth L Sharp
AFFIANT

Subscribed and sworn to me, this the 14 day of SEPTEMBER, 1995.

Denise C. Allis
Notary Public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC SUMNER COUNTY, TN

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, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES O. JONES AND WIFE, MARY W. JONES, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said EDWARD D. SHARP AND WIFE, RUTH L. SHARP, 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 210 MYATT DRIVE, MADISON, TN 37115.

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 14 day of SEPTEMBER, 1995.

James O. Jones
JAMES O. JONES

Mary W. Jones
MARY W. JONES

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES O. JONES AND WIFE, MARY W. JONES, 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 14 day of SEPTEMBER, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 25 on the unrecorded Map of the Resubdivision of Lots 1 and 13 of Anderson Estates, Section One, and described according to a survey made by Anderson & Gee, Surveyors, August 6, 1946, as follows:

Beginning at a point in the west margin of Myatt Drive, at the corner of Lots 24 and 25; thence with the line between said lots, westerly 136 feet to a corner of Lots 76 and 77; thence with the line between Lots 25 and 76, northerly 65 feet to a corner of Lots 75 and 76; thence with the line between Lots 25 and 26, easterly 136 feet to the west margin of Myatt Drive; thence with the margin of the same, southerly 65 feet to the point of beginning.

INCLUDE IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 4354, page 183, said Register's Office, described as follows:

Beginning at a point in the present westerly right-of-way line of Myatt Drive at the southeast corner of the Inman Lands; thence westerly along the southerly line of the Inman Lands, 4 feet to the new proposed westerly right-of-way line of Myatt Drive; thence northerly along the new proposed right-of-way line of Myatt Drive, 65.2 feet to a point in the northerly property line of the Inman Lands; thence easterly along the northerly property line of the Inman Lands; 7 feet to Inman's northeast corner; the same being in the present westerly right-of-way line of Myatt Drive; thence southerly along the present right-of-way line of Myatt Drive, 65 feet to the point of beginning and containing 325 square feet.

Being the same property conveyed to James O. Jones and wife, Mary W. Jones, by Warranty Deed from James Elton Humphrey and wife, Sarah Humphrey, of record in Book 9244, page 487, Register's Office for Davidson County, Tennessee.

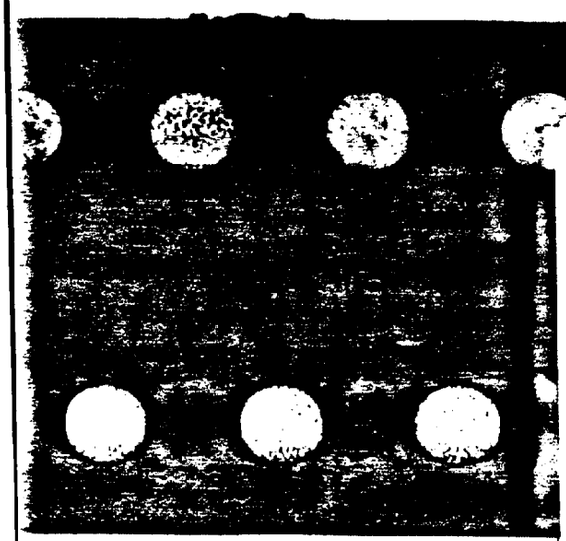
EXHIBIT 'B'

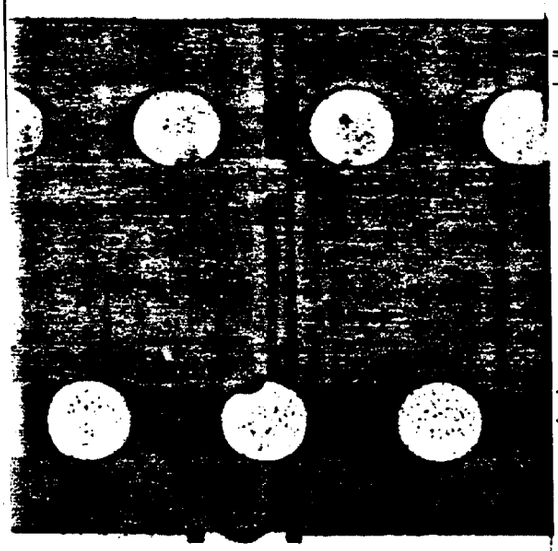
1. Real property taxes for 1995 and all future years.

2. Unrecorded easements for roads and utlities, if any.

3. Restrictions contained in Deed of record in Book 2138, page 248, Register's Office for Davidson County, Tennessee.

5531 09/19 0101 03CHECK 105.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9798 PG 623

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL 105.50
CHECK 105.50

09/19/95 01 08:59 0001 5531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101600
IDENTIF. ↑ REFERENCE

95 SEP 19 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954376