BOOK 9847 PG 594

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 95

_____
Notary Public

MY COMMISSION EXPIRES: 5/16/99
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 5-16-99

**THIS INSTRUMENT WAS PREPARED BY**
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James C. Sharoff | America's Wholesale Lender | 131-02-0-A |
| (NAME) | (NAME) | |
| 2116 Hobbs Road #M-9 | 750 Old Hickory Blvd., Suite 286 | 086.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donna M. Straat and husband, Kent L. Straat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Sharoff and wife, Wilda L. Sharoff

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. M-9, in a Horizontal Property Regime as shown on the condominium site plan of Hobbs House Condominium Apartments, as of record in Plat Book 4595, page 74 and amended in Book 5200, page 54, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Donna M. Straat and husband, Kent L. Straat, as tenants by the entirety, by deed from Sallie B. Fletcher, unmarried, of record in Book 6845, Page 525, Register's Office for Davidson County, TN.

Subject to Master Deed of record in Book 5289, Page 515, Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, By-Laws in Book 6822, page 893, Book 7824, page 974 and Quitclaim Deed conveying open space to Hobbs House Homeowners Association in Book 5848, page 179, and all matters shown on the Plan of Record.

IDENTIFICATION REFERENCE 0118801

95 NOV -2 AM 10:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 2116 Hobbs Road #M-9, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 25th day of October 19 95

Donna M. Straat

Kent L. Straat

BOOK 9847 PG 595

STATE OF ~~TENNESSEE~~

COUNTY OF ~~WILLIAMSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna M. Straat and husband, Kent L. Straat

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~BRENTWOOD~~ STAMFORD, CONNECTICUT, ~~Tennessee~~, this 25th day of October 19 95.

Commission expires: _____

Patricia M Perrotta
Notary Public

PATRICIA M. PERROTTA
*NOTARY PUBLIC*
MY COMMISSION EXPIRES JAN. 31, 1997

STATE OF TENNESSEE

COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

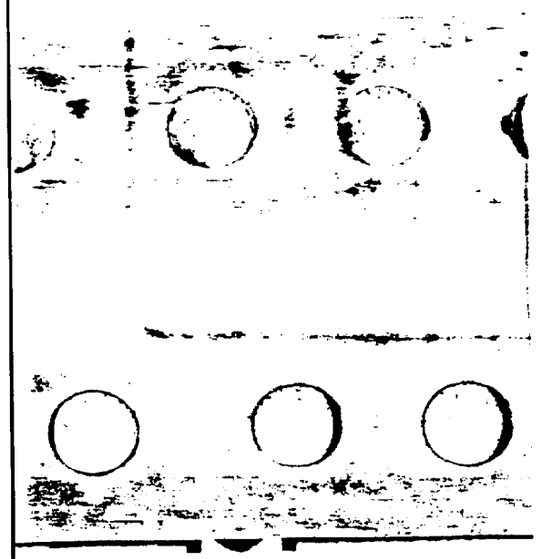
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

3867 11/02 0101 03CHECK 171.80





**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9847 PG 593

| | | | |
|---|---|---|---|
| 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 | 44000.00 |
| CON TX | 162.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 171.80 |
| CHECK | 171.80 |

11/02/95 01 10:33 0001 3867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0118801
IDENTIFICATION REFERENCE

95 NOV -2 AM 10:32

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 972499