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

BK 1349 PG 989
BOOK 9587 PG 270

ADDRESS NEW OWNER:
Donna K. Hamilton
5928 Stonebrook Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 171-2
GROUP A
PARCEL 36 CO

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, Kevin H. Sharp and wife, Dawn W. Sharp, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donna K. Hamilton, an unmarried person, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 36 on the Plan of Brentwood Villa, Phase 2, of record in Plat Book 6900, page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kevin H. Sharp and wife, Dawn W. Sharp by deed from Charles W. Davis and wife, Judy A. Davis, as of record in Book 8951, page 651, Register's Office for Williamson County, Tennessee.

This is improved property known as 5928 Stonebrook Drive, Brentwood, TN 37027.

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 Metropolitan Government Property taxes and subsequent years thereafter.
2. Charter of Brentwood Villa Condominium Association, Inc., of record in Book 6936, page 895, said Charter was amended by Articles of Amendment to the Charter of Brentwood Villa Condominium Association, Inc., of record in Book 7998, page 250, said Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plat of record in Book 6900, page 4 and in Book 6900, page 185, in Book 6900, page 185, in said Register's office.
4. Terms and provisions of Master Deed and By-Laws of record in Book 6923, page 943, as amended in Book 7035, page 115; Book 7101, page 730, as re-recorded in Book 7143, page 18; Book 7266, page 84; and in Book 7423, page 574, in said Register's Office.
5. By-Laws for Brentwood Villa Condominium and Brentwood Villa

Condominium Association, Inc., of record ion Book 692, page 986, as amended in Book 7423, page 567, and in Book 8074, page 564, in said Register's Office.

6. Easement for Water Mains and Appurtenance, of record in Book 5155, page 164, in said Register's Office. BOOK 9887 PG 271

7. Storm Water Detention Agreement, of record in Book 6385, page 814, in 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 Donna K. Hamilton, an unmarried person, her heirs and assigns, forever; and we, Kevin H. Sharp and wife, Dawn W. Sharp, 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, her 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 29th day of November, 1995.

95 DEC 13 AM 11:28
FILED
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
0131627

Kevin H. Sharp

Dawn W. Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin H. Sharp and wife, Dawn W. Sharp, 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 29th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

State of Tennessee, County of WILLIAMSON
Received for record the 07 day of
DECEMBER 1995 at 8:02 AM. (RECH 158778)
Recorded in official records
Book 1349 Page 989- 990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 128,400.00.

7318 12/13 0101 03CHECK 8.00

Donna K. Hamilton

AFFIANT

Subscribed and sworn to before me this 29th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

Notebook 55 Page 294
State Tax $ 475.08 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 484.08,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS