PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 37229
Dav. Co. File: Box 8

0134166

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Gary L. Baugher<br>Jonathan J. Montgomery<br>505 Brook Hollow Road<br>Nashville, Tennessee 37205 | First Trust Mortgage Company<br>6525 Quail Hollow<br>Memphis, Tennessee 38120 |

**TAX MAP-PARCEL NUMBERS: 115-15-005**

BOOK 9895PG347

733.33

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn T. Sharp and spouse, Robert S. Sharp,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary L. Baugher and spouse, Jonathan J. Montgomery, as joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 146 on the plan of West Meade Farms, Inc., Section G, of record in Book 1835, page 115, Register's Office for said County.

SAID Lot No. 146 fronts 234.0 feet on the southwesterly margin of Brook Hollow Road and extends back 216.60 feet on the northwesterly line and 145.0 feet on the southeasterly line to a dead line in the rear, measuring 243.50 feet thereon.

BEING the same property conveyed to Robert S. Sharp and wife, Dawn T. Sharp by deed from Kathleen L. Holladay, a widow, of record in Book 8072, page 995, said Register's Office. By Quitclaim Deed of record in Book 8086, page 787, said Register's Office, the said Robert S. Sharp conveyed his interest in subject property to Dawn T. Sharp.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Robert S. Sharp, spouse of Dawn T. Sharp, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

**This is improved property, known as:** 505 Brook Hollow Road, Nashville, Tennessee 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and

unless otherwise herein set out. BOOK 9895 PG 348

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of December, 1995.

Dawn T. Sharp
**Dawn T. Sharp**

Robert S. Sharp
**Robert S. Sharp**

**State of Tennessee**
**County of Davidson**

On this 20th day of December, 1995, before me the undersigned authority, personally appeared **Dawn T. Sharp and spouse, Robert S. Sharp**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 195900.00

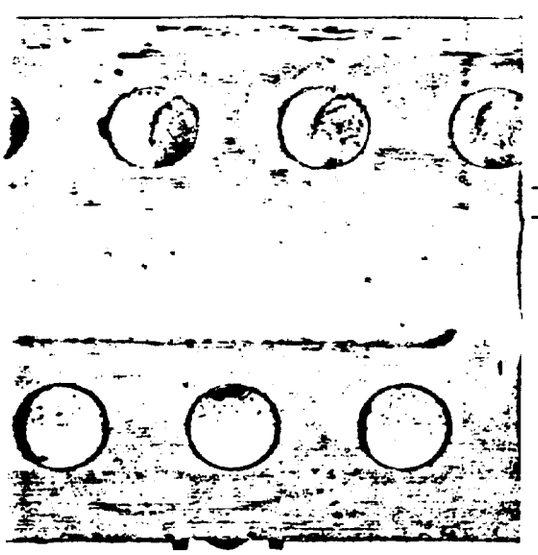
Affiant

Sworn and subscribed before me on the 20th day of December, 1995.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9895 PG 349

| | | |
|---|---|---|
| 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
175900.00
CON TX 724.83
PRFEE 1.00
WDEED 8.00
TOTAL 733.83
CHECK 733.83

12/21/95 01 12:12 3001 0591

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0134166

IDENTIFICATION REFERENCE

95 DEC 21 AM 9:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No. 989004**