BOOK 9904 PG 627

WARRANTY DEED

Prepared by John G. Doak, Sr., Atty., 2525 Lebanon Road, Nashville, Tn., 37214, Sup. Ct. # 2343

From:	Mr. & Mrs. Allen N. Gaiser & June G. Lakoff	Map–Par#130-8 Par 71
To:	Mr. & Mrs. A. R. Sharp, Jr.	Fld Bk 7DA 42300
New Owner	Mr. & Mrs. A. R. Sharp Jr.	
Address:	2020 Overhill Drive,	
	Nashville, TN 37215-3415	
Send Tax Bills To:	Mr. & Mrs. A. R. Sharp Jr.	
Address:	2020 Overhill Drive,	
	Nashville, TN 37215-3415	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is: $230,300.00

Affiant

Sworn to & subscribed before me on 12/28/95.

Notary Public

Commission Expires 5/24/97.

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand, Three Hundred ($230,300.00) Dollars, cash, paid to Grantors by Grantees, Grantors, have this day bargained & sold, and do hereby transfer & convey to Grantees, A.R. Sharp Jr., & wife Yvonne, their heirs and assigns, certain real estate located in Davidson County, Tennessee

Being Lot No. 45 on the Plan of Sneed Estates, of record in Book 2133, pages 10 & 11, Register's Office for said County, described as follows:

Beginning on the westerly margin of Wallace Lane at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, westwardly 305.5 feet; thence North 1° 21' East 131 feet to the southerly margin of Colewood Drive; thence with said Drive, eastwardly 280.5 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, southeastwardly 39.3 feet to the westerly margin of Wallace Lane; thence with said Lane, southwardly 106 feet to the beginning.

Being the same property, in which a 1/2 undivided interest was conveyed to June G. Lakoff, and a 1/2 undivided interest was conveyed to Jeanne A. Gaiser, both by deed from Jackie D. Zbar and Peggy D. Raymon as of record in Book 6186, page 938, Register's Office for Davidson County Tn.; and the said Jeanne A. Gaiser having since died, and devising her 1/2 interest in the subject property to Allen N. Gaiser by Will of record in Will Book 201, page 315, Davidson County Probate Court Clerk's Office; and a certified copy of record in Book 9895 page 61, Register's Office for Davidson County Tn.

This is improved real property known as 4301 Wallace Lane, Nashville Tn., 37215

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said grantees, successors and assigns forever; and we, the Grantors, covenant that we are lawfully seized and possessed of said real estate, in fee simple, that we have good right to convey it and that the same is unencumbered, except for restrictive covenants of record in Book 2092 page 410 as amended in Book 2097 page 43, said Register's Office, and except as noted on the Recorded Plan.

Grantors further covenants and bind themselves, heirs and representatives, to warrant and forever defend the title to the said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors hereby set their hands on 12/28/95.

June G. Lakoff, an unmarried person — Allen N. Gaiser — Sandra B. Gaiser

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Grantors, June G. Lakoff, an unmarried person & Allen N. Gaiser& wife Sandra B. Gaiser, the bargainors with whom I am personally acquainted or who satisfactorily identified themselves to me, and did swear that each is currently unmarried; and each did sign said deed in my presence; and each did acknowledge that he/she had executed the same as his/her own free act & deed and for the purposes therein contained.

Witness my hand & seal at office in Davidson County, Tn. on 12/28/95.

Notary Public

Commission Expires: 5/24/97

JOHN G. DOAK, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0136780

IDENTIF. ↑ REFERENCE

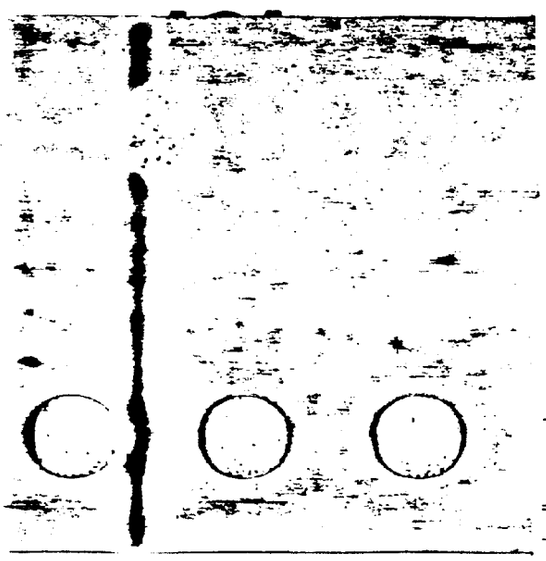
96 JAN -2 AM 9:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3405 01/02 0101 03CHECK 861.11



BOOK 9904 PG 628



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

RECEIVED OF _____

FOR _____

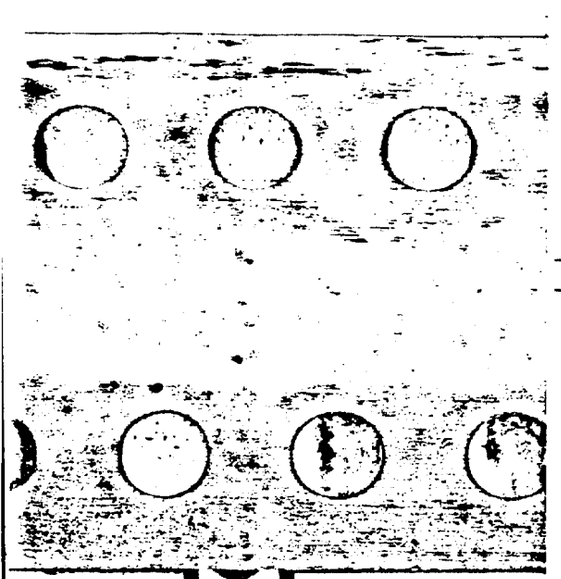
BOOK 9904 PG 629

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
203300.00
CON TX 852.11
PRFEE 1.00
WDEED 8.00
TOTAL 861.11
CHECK 861.11
01/02/96 01 09:14 0001 3405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0136780
IDENTIF. # REFERENCE

96 JAN -2 AM 9:
FELIX Z. WILSON II REGI
DAVIDSON COUNTY, TN

No. 991777