60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9960 PG 494

ADDRESS NEW OWNER:
Hugh McSharry and Jane S. McSharry
2809 Belcourt Ave.
Nashville, TN 37212

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 4th Ave. N
Nashville, TN 37219

MAP AND PARCEL:
MAP P/O 117-1
GROUP
PARCEL 106

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Forrest Park LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hugh McSharry and wife, Jane S. McSharry, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Forrest Park of record in Book 9700, page 93, said Register's Office.

Being a part of the same property conveyed to Forrest Park LLC by quiclaim deed from Forrest Park Partnership of record in Book 9943, page 148, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 11, Forrest Park, Nashville, TN 37215.

GRANTOR herein retains the "right of first refusal" to purchase unimproved lot conveyed herein under same terms and conditions as a "third party purchaser".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hugh McSharry and wife, Jane S. McSharry, their heirs and assigns, forever; and we, Forrest Park LLC 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 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 16th day of February, 1996.

Forrest Park LLC

By: _____
Kimmy Perryman

0154426
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 1:49
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimmy Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Forrest Park LLC and that as such Member he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 195,000.00.

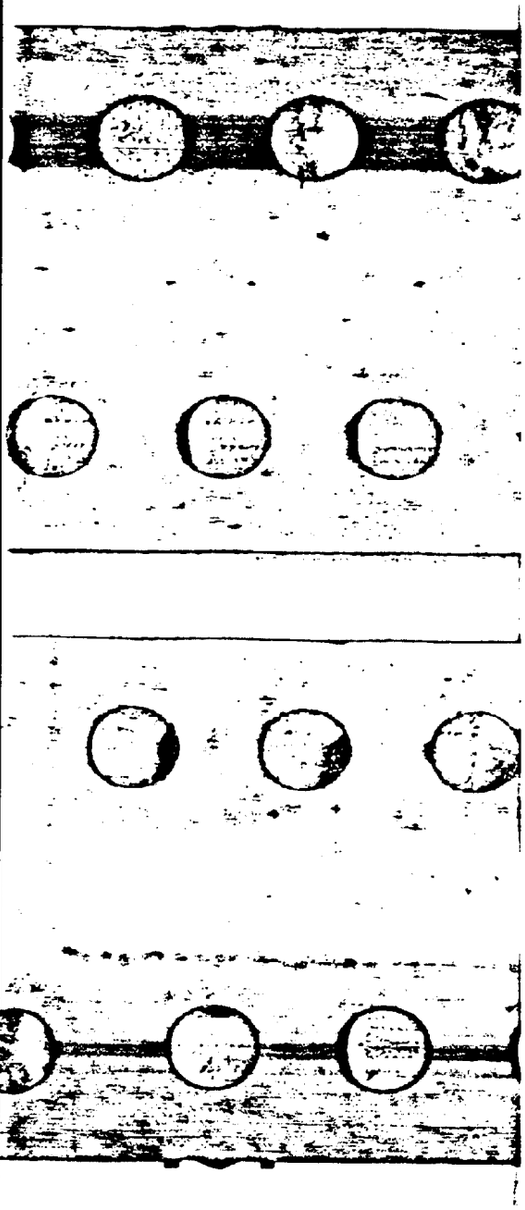
AFFIANT

Subscribed and sworn to before me this 16th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

2325 02/28 0101 03CHECK 730.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9960 PG 496

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 195000.00
CON TX 721.50
PRFEE 1.00
WDEED 8.00
TOTAL 730.50
CHECK 730.50

02/28/96 01 13:54 0001 2325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154426
IDENTIF. ↑ REFERENCE

96 FEB 28 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010470