BOOK 9963 PG 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1386

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 19 96.

Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

Mail

THIS INSTRUMENT WAS PREPARED BY

Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Gregory Sharpe (NAME)	First Union Mortgage Corporation (NAME)	61-1
521 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 Six Forks Road (STREET ADDRESS)	24
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Raleigh, NC 27609 (CITY) (STATE) (ZIP)	12DZ 13770

FOR AND IN 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, James E. Harper and wife, Loretta J. Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Gregory Sharpe and wife, Rosemary Reece Sharpe

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:

Being part of Lot No. 308 on the Plan of Gra-Mar Acres, Section 2, of record in Plat Book 2663, page 113, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 308 fronts 128 feet on Lemont Drive, thence runs in a westerly direction 250 feet to a point; thence in a southerly direction 142.69 feet to a point; thence easterly 238.7 feet, thence with a curve to the left having a radius of 12.00 feet and a length of 18.61 feet, to the point of beginning.

BEING the same property conveyed to James E. Harper and wife, Loretta J. Harper by deed from Vince Chaires and wife, Bertha P. Charies, filed of record in Book 5122, page 891, Register's Office for Davidson County, Tennessee.

This is improved property known as 521 Lemont Drive, Nashville, TN 37216

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 their hands this 29th day of February, 19 96.

James E. Harper
James E. Harper

Loretta J. Harper
Loretta J. Harper

BOOK 9963PG265

96-1386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the James E. Harper the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 29th day of February, 19 96.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

James E. Harper and wife, Loretta J. Harper

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 Goodlettsville Tennessee, this 29th day of February, 19 96.

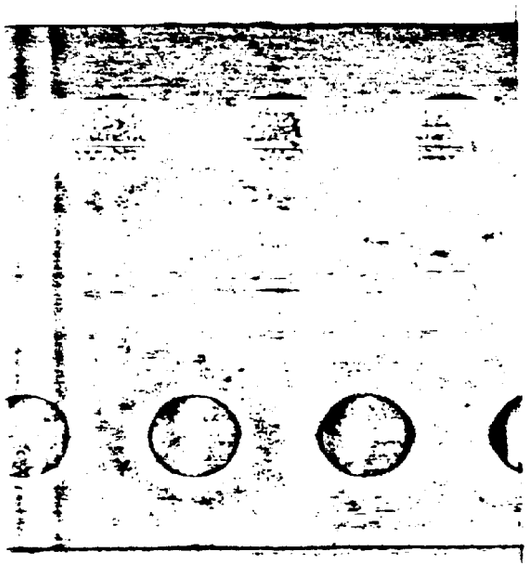
My commission expires 5/23/98

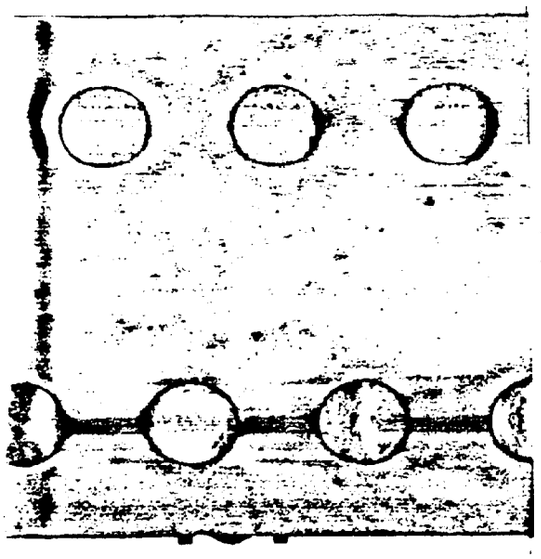
Janis L. Duree
Notary Public Janis L. Duree

3311 03/01 0101 03CHECK 341.63

96 MAR -1 AM 9:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0155356
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9963 PG 266

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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

03/01/96 01 09:38 0001 3311

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155356
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 9:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011440