BK/ 10091 PG 64

0194269

IDENTIFICATION REFERENCE

This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

96 JUN 19 AM 9:15

FELIX J. DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
PEYMAT, LLC
Unit 4, 4761 Andrew Jackson Pkwy
Hermitage, Tennessee 37076

SEND TAX BILL:
To New Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
P.O. Box 305110
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 64-16-B
PARCEL 004-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, DR. MICHAEL SHARPE and wife, JENNIFER T. SHARPE, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto PEYMAT, LLC, hereinafter called the GRANTEE, its successors, 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 Unit No. 4, Building C, together with the appurtenant interest in the common elements of Time Square of Hermitage, a horizontal property regime established by Master Deed, of record in Book 6264, Page 100, amended in Book 7076, Page 683 and Book 7076, Page 686, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Dr. Michael Sharpe and wife, Jennifer T. Sharpe by deed from Don F. Pierce and Ernest Fitzgerald d/b/a Condo Investors of record in Book 7179, Page 135, said Register's Office.

This is improved property known as Unit 4, 4761 Andrew Jackson Pkwy, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees.

2. Setback lines, owners certificate, easements and other encumbrances contained in the Revised Plan of Jackson Square, Section 4, of record in Plat Book 5200, Page 372, Register's Office of Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas contained in the Master Deed and By-Laws for Time Square of Hermitage of record in Book 6264, Page 100, amended in Book 7076, Page 683, and Book 7076, Page 686, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions and By-Laws for Time Square of Hermitage of record in 6264 Book 117, amended in Book 7076, Page 686, rerecorded in Book 7082, Page 456, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said PEYMAT, LLC, its successors, heirs and assigns, forever; and we, DR. MICHAEL SHARPE and wife, JENNIFER T. SHARPE, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise

set out herein; and do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, 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 13th day of June, 1996.

BOOK 1009 PG 65

Dr. Michael Sharpe
DR. MICHAEL SHARPE

Jennifer T. Sharpe
JENNIFER T. SHARPE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, DR. MICHAEL SHARPE and wife, JENNIFER T. SHARPE, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 14th day of June, 1996.

Catherine C. Hendersonville
NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $150,000.00.

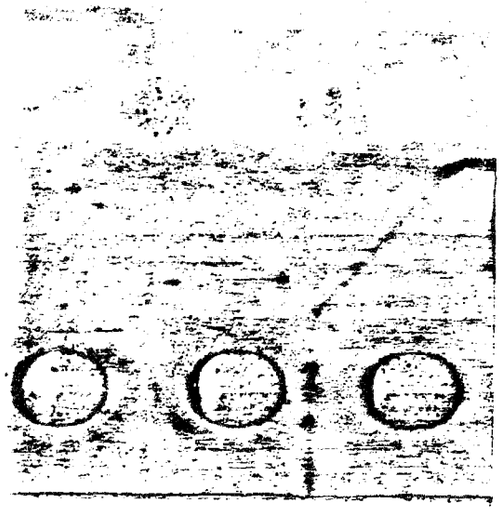
AFFIANT

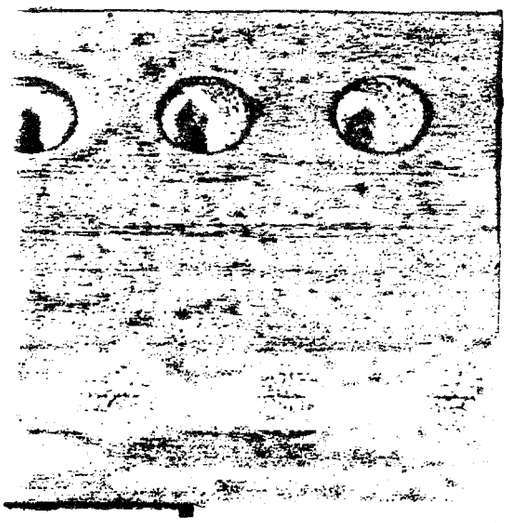
Subscribed and sworn to before me on this 14th day of June, 1996.

Catherine C. Hendersonville
NOTARY PUBLIC

My Commission Expires: January 25, 1997

5159 06/19 0101 03CHECK 564.00





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

RECEIVED OF _____

FOR _____

RBOOK 10091 PG 66

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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
06/19/96	01			09:16 0001 5159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194269
IDENTIFICATION REFERENCE

96 JUN 19 AM 9:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052959