THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James H. Glover, et ux 4310 Old Hickory Blvd. Old Hickory, TN 37138	Same as New Owner	Map 44-9 Parcel 13 Field Book 4D 35960

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LARRY W. SHARP, MARIE S. ROBINSON, IMOGENE S. RALPH, JAMES B. SHARP, JR., and DEBORAH S. DIXON a/k/a Debra S. Dickson, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES H. GLOVER and wife, JANET E. GLOVER, hereinafter referred to as 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. 252 on the Map of Rayon City, not of record, described according to a copy of a survey thereof made July 30, 1928, by John Wilkes Civil Engineer, as follows:

BEGINNING at a point in the south margin of Rayon Drive, the common corner of Lots Nos. 251 and 252; thence with the line between said lots southwardly 82.4 feet to a dead line; thence North 45 deg. 04 min. West 144 feet to a point, the most westerly corner of Lot No. 252 in the south margin of Rayon Drive; thence with said Drive south 80 deg. 1 min. East 118 feet to the point of beginning.

BEING the same property conveyed to J. W. Sharp a/k/a James Walker Sharp, and wife, Ona Sharp a/k/a Ona W. Sharp, by deed from Winnie M. Burris and husband, W. E. Burris, of record in Book 1179, page 118, Register's Office for Davidson County, Tennessee. The said J. W. Sharp died, intestate on February 12, 1974, at the age of 67 years, a citizen and resident of Davidson County, Tennessee, survived by his wife, Ona Sharp a/k/a Ona W. Sharp who became vested with ownership and title to the said property, in fee simple. Ona Sharp died, testate, on May 8, 1995, at the age of 85 years, a citizen and resident of Davidson County, Tennessee. There were four children born to or adopted by Ona Sharp during her lifetime, namely, Larry W. Sharp, Marie S. Robinson, Imogene S. Ralph and James B. Sharp, Sr. James B. Sharp, Sr. died, intestate, on August 18, 1973, at the age of 39 years, survived by two children, James B. Sharp, Jr. and Deborah S. Dixon a/k/a Debra Dickson, the only children born to or adopted by James B. Sharp, Sr. during his lifetime and his only heirs at law. Ownership and title to the said property is now vested in Larry W. Sharp, Marie S. Robinson, Imogene S. Ralph, James B. Sharp, Jr. and Deborah S. Dixon a/k/a Debra Dickson, as tenants in common.

The mailing address for the said property is 229 Rayon Drive, Old Hickory, Tennessee 37138.

The property description, as hereinabove shown, is the same as that contained in the previous deed of record.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 9377, page 208, said Register's Office.

3. Subject to a temporary easement for ingress and egress and a permanent gas line and gas meter easement recorded simultaneously herewith.

And WE, the GRANTORS, 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.

LARRY W. SHARP executes this document as Attorney-in-Fact for MARIE S. ROBINSON, under a Power of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 2nd day of August, 1996.

"GRANTORS"

Larry W. Sharp
LARRY W. SHARP

Marie S. Robinson
MARIE S. ROBINSON
BY: LARRY W. SHARP, Attorney In Fact

Imogene S. Ralph
IMOGENE S. RALPH

James B. Sharp, Jr.
JAMES B. SHARP, JR.

Deborah S. Dixon
DEBORAH S. DIXON a/k/a Debra S. Dickson

"GRANTEES"

James H. Glover
JAMES H. GLOVER

Janet E. Glover
JANET E. GLOVER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY W. SHARP, IMOGENE S. RALPH, JAMES B. SHARP, JR., DEBORAH S. DIXON a/k/a Debra S. Dickson and JAMES H. GLOVER and wife, JANET E. GLOVER, 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, at office, this the 2nd day of August, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 2nd day of August, 1996, before me, personally appeared LARRY W. SHARP, to me known to be the person who executed the foregoing instrument on behalf of MARIE S. ROBINSON, and acknowledged that he executed the same as the free act and deed of the said MARIE S. ROBINSON.

WITNESS my hand and official seal this the 2nd day of August, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

Affiant

Sworn to and subscribed before me, this the 2nd day of August, 1996.

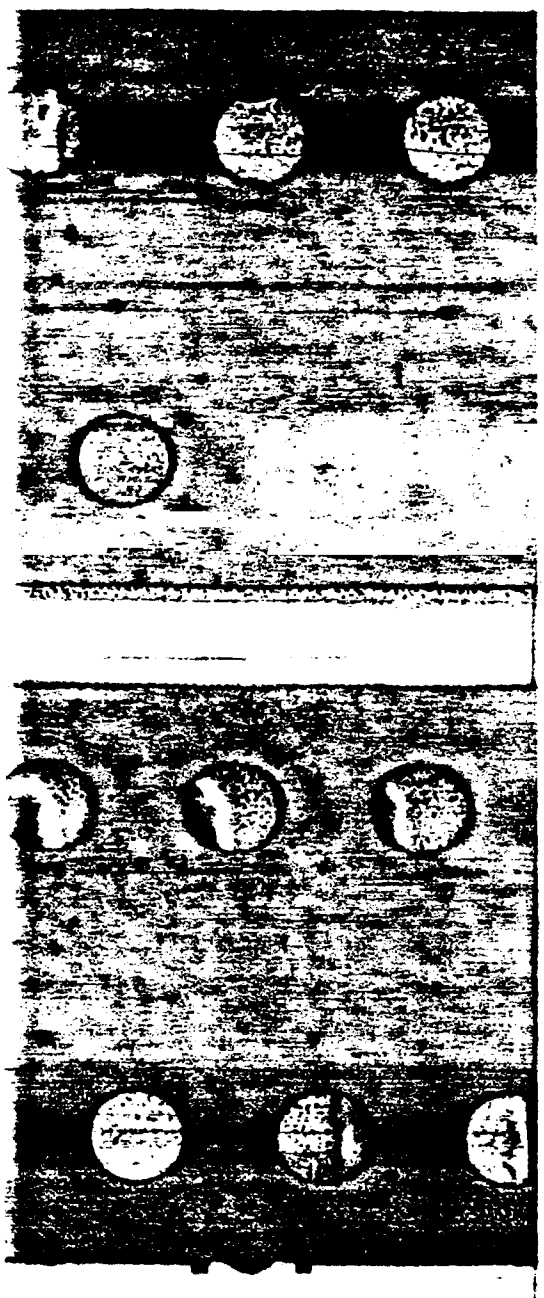
Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

02 10986
IDENTIF. & REFERENCE

96 AUG -5 PM 12:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3209 08/05 0101 03CHECK 151.75



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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 660

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	37500.00
			CON TX	138.75
			PRFEE	1.00
			WDEED	12.00
			TOTAL	151.75
			CHECK	151.75
08/05/96	01	12:53	0001	3209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02110986
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070780