This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 281030

Box 35

BOOK 10209 PG 930

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary Sharp & wife, Deborah Sharp	SAME	Map 53-13
(NAME)	(NAME)	
317 Chesterfield Circle		Parcel 77
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Billy Joe Nixon and wife, Betty Nixon *have this day bargained and sold, and do hereby transfer and convey unto the said* Gary Sharp and wife, Deborah Sharp *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase I, Kimbolton, of record in Plat Book 6900, page 277, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 95.67 feet on the easterly margin of Chesterfield Circle and extends back 152.80 feet on the northerly line and 160.36 feet on the southerly line to a dead line in the rear measuring 96.0 feet thereon.

Being the same property conveyed to R. B. Nixon and wife, Claudia J. Nixon, by deed from Phillips Builders, Inc., of record in Book 7687, page 213, Register's Office for Davidson County, Tennessee, the said R. B. Nixon and wife, Claudia J. Nixon, having since died, he having predeceased her. By her Will of record in Will Book 208, page 335, Probate Court for Davidson County, Tennessee, Claudia J. Nixon devised said property to Billy Joe Nixon.

STATE OF Tenn.
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is* $95,000.00
Subscribed and sworn to before me this the 1 *day of* October *19* 96

Affiant

My commission expires: 11-10-97 *(Affix Seal)*

Notary Public

This is unimproved ( ) property, known as improved (X) 317 Chesterfield Circle, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this _____ day of _____, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Billy Joe Nixon

Billy Joe Nixon

Betty Nixon

Betty Nixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Billy Joe Nixon

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tn. *this* 1 *day of* October, 1996.

Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11-10-97

STATE OF _____
COUNTY OF _____

BOOK 10209 PG 931

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* _____ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Nixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 1996.

Notary Public

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 11-2-97

ENCUMBRANCES:

1. Taxes for 1996 and all subsequent years.
2. Restrictive covenants of record in Book 7265, page 655, as amended and restated in Book 7464, page 969 and as amended in Book 7470, page 126 and Book 7790, page 50, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plat of record in Book 6900, page 277, as amended in Book 7577, page 553, said Register's Office.

WARANTY DEED

FROM

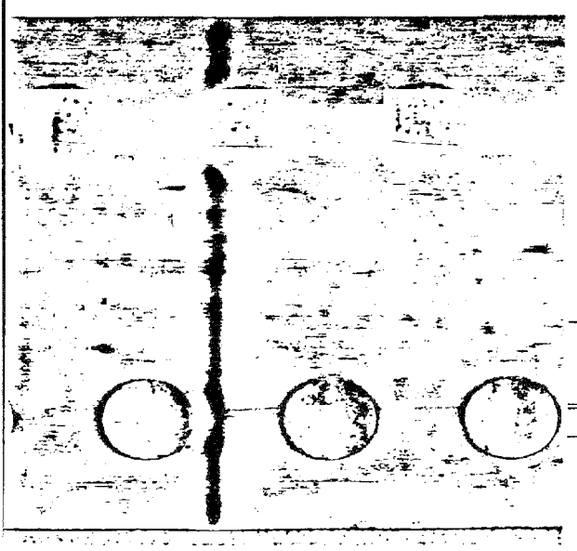
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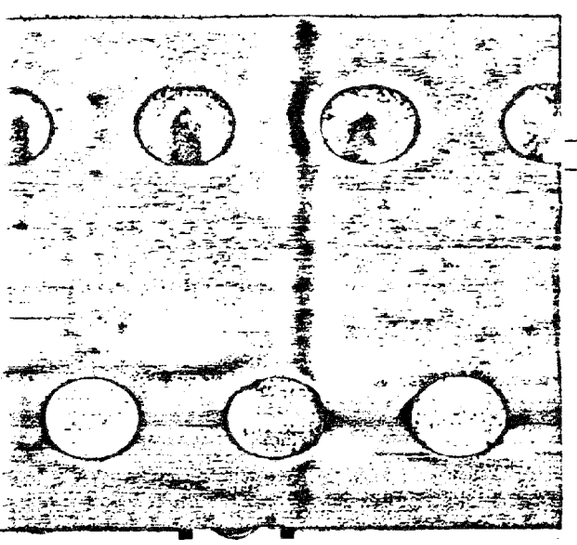
5383 10/01 0101 03CHECK 360.50

96 OCT -1 PM 2:09

IDENTIFICATION REFERENCE

02314 76





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10209 PG 932

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 95000.00
CON TX 351.50
PRFEE 1.00
WDEED 8.00
TOTAL 360.50
CHECK 360.50

10/01/96 01 14:12 0001 5083

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231476
IDENTIFICATION REFERENCE

96 OCT -1 PM 2:09

REGISTER
DAVIDSON CO. TENN.

№ 1072172

No. [redacted]