BOOK 10524 PG 429

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (pmt) Title No: 38803
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fred L. Sharp 4929 Roselawn Circle Nashville, TN 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: Map 145-3, Parcel 37 (FH 23020)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire Biron and Aileen B. Yates,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred L. Sharp ,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Roselawn Estates of record in Plat Book 2900, page 86, Register's Office for said County.

Said Lot No. 6 fronts 200 feet on the westerly margin of Roselawn Circle and extends back 236.8 feet on the northerly line and 250.77 feet on the southerly line to a dead line in the rear , measuring 200 feet thereon.

Being the same property conveyed to Claire Biron, whereas Aileen B. Yates reserved a life estate, by Quitclaim Deed from Aileen B. Yates, of record in Book 9340, page 512, and further by Quitclaim Deed of Correction, of record in Book 9871, page 144, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in that prior to this transaction.

The property herein conveyed is subject to restrictions of record in Book 3067, page 362, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is (X)improved property, known as: 4929 Roselawn Circle, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on July 8, 1997.

Claire Biron
Claire Biron

Aileen B. Yates
Aileen B. Yates

State of Minnesota
County of RAMSEY

On July 8, 1997, before me the undersigned authority, personally appeared Claire Biron, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

RUTH P. STEINWALL
NOTARY PUBLIC-MINNESOTA
RAMSEY COUNTY
My Commission Expires Jan. 31, 2000

Ruth P. Steinwall
Notary Public

My Commission Expires: Jan 31, 2000

State of Tennessee
County of Davidson

On July 9, 1997, before me the undersigned authority, personally appeared Aileen B. Yates, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

Notary Public

My Commission Expires: _____

97 JUL 10 AM 10:33

DAVIDSON COUNTY TN

03247911

IDENTIF. & REFERENCE

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 158,500.00

Fred J Harp
Affiant

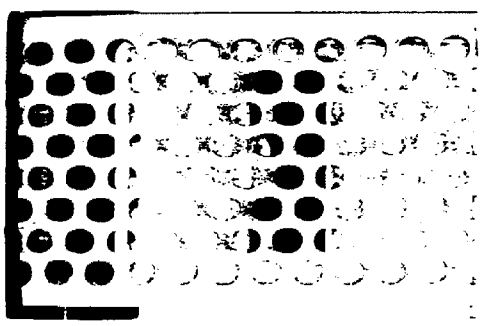
Sworn and subscribed before me on July 9, 1997.

2778 0 0 1 0 3 0 HEDK 595.45

Notary Public

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

My Commission Expires: _____



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

RECEIVED OF _____

FOR _____

BOOK 10524 PG 431

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

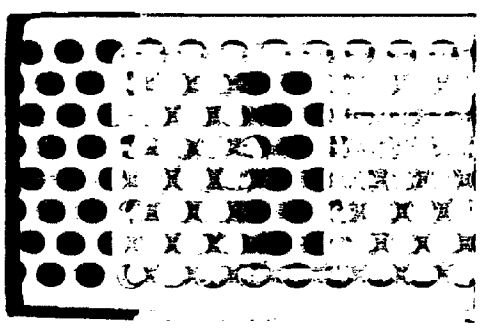
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

158500.00
CON TX 586.45
PRFEE 1.00
WDEED 8.00
TOTAL 595.45
CHECK 595.45

07/10/97 01 10:33 0001 2779

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03247911
IDENTIF. # REFERENCE

97 JUL 10 AM 10:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1172530