3

Return To:
Cumberland Title Company
4733 Andrew Jackson Parkway
Hermitage, TN 37076

WARRANTY DEED

BOOK 10682 PG 962

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Robert A. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076 — EFTM-97-3228
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Miller (NAME)	First Trust Mortgage Company (NAME)	MAP 44
307 Keeton Avenue (ADDRESS)	P. O. Box 17257 (ADDRESS)	GROUP 5
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	PARCEL 50

FOR AND 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 Bobby Sharp, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Miller, an unmarried person

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 Lot No. 42 on the unrecorded Map of Scenic View Subdivision in the 4th Civil District of said County, as follows:

BEGINNING at a point in the easterly margin of Keeton Avenue at the corner of Lots No. 41 and 42; thence with the line between said lots northeasterly 146.3 feet to a point; thence southeasterly 97 feet to a corner of Lot No. 43; thence with the line between Lots No. 42 and 43, southwesterly 147.4 feet to the margin of Keeton Avenue; thence with the margin of the same, northwesterly 97 feet to the point of beginning.

Being the same property conveyed to James Bobby Sharp, Jr. and wife, Deshea Sharp by deed from Ona W. Sharp as of record in Book 7500, page 628 and to James Bobby Sharp, Jr. by Quitclaim Deed from DeShea Sharp, as of record in Book 10470, page 931, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

IDENTIF. & REFERENCE 036947

97 NOV 13 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 307 Keeton Avenue, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24th day of October 19 97

James Bobby Sharp, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10682 PG 963

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bobby Sharp, Jr., an unmarried person

the 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 Hermitage, Tennessee, this 24th day of October 19 97.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

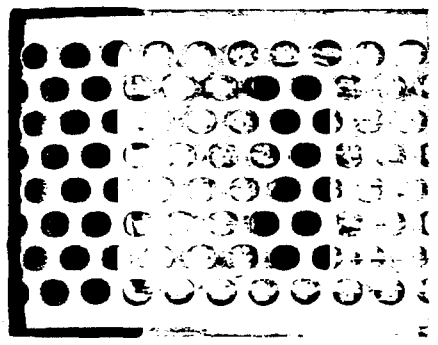
Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- ☐ 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

124B 11/13 0101 03CHECK

319-80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10682 PG 964

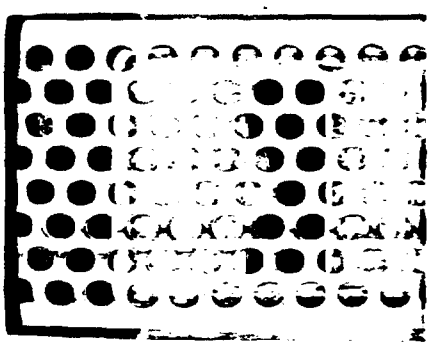
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 84000.00
CON TX 310.80
PRFEE 1.00
WDEED 8.00
TOTAL 319.80
CHECK 319.80

11/13/97 01 14:00 0001 1248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



036947B
IDENTIF. # REFERENCE

97 NOV 13 PM 2:01

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

No. 1220416