BOOK 10765 PG 85

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Caye David and Richard Sturtridge
1805 Linden Avenue
Nashville TN 37212

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-080
PARCEL 190/191
6DA-24515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carol A. Sharer, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Caye David and husband Richard Sturtridge, 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 Lots Nos.94 and 95 on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Carol A. Sharer, by deed from Tom Black, a single person of record in Book 7674, Page 378, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1998 have been pro-rated and paid.

This is improved property known as 2503 Winford Avenue, Nashville, TN 37211, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Caye David and husband Richard Sturtridge, their heirs and assigns, forever; and I, Carol A. Sharer, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98 JAN 22 AM 9:55
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
013923 46

Witness my hand this the 20th day of January, 1998.

Carol A. Sharer

Carol A. Sharer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carol A. Sharer, married the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of January, 1998.

Jane A. Flagg

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 72,000.00.

Carol Sharer

AFFIANT

Subscribed and sworn to before me this 21st January, 1998.

Jane A. Flagg

NOTARY PUBLIC
My Commission Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

4453 01/22 0101 03CHECK 275.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10765 PG 87

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/22/98 01 10:01 0001 4453

0392346
IDENTIF. ↑ REFERENCE

98 JAN 22 AM 9:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1245071