BK/PG 10982:279

Lot 50-B

WARRANTY DEED

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 163,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: ~~March 26, 2000~~ 5-28-2000

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin H. Sharp (NAME)	Regions Mortgage, Inc. (NAME)	MAP 102-15,
725 Templeton Drive (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL #63
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (CITY) (STATE) (ZIP)	

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~~ I, Joanne Jewett, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin H. Sharp and wife, Dawn W. Sharp

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:

LAND in Davidson County, Tennessee, being Lot No. 245 on the Plan of Brookmeade, Section VII, as of record in Book 2331, Page 5, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Joanne Jewett, unmarried, by deed from Lee Warren Kemp and wife, Melissa Clarke Kemp, of record in Book 8797, Page 140, Register's Office for Davidson County, Tennessee.

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

JOHN H. WALLACE, spouse of the above named Joanne Jewett, joins in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

0446143
IDENTIF. & REFERENCE

98 JUN -4 AM 10:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 725 Templeton Drive, Nashville, TN 37205
(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 our hand s this 29th day of May 19 98

Joanne Jewett

John H. Wallace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joanne Jewett and husband, John H. Wallace

the bargainor s, 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 and official seal at Nashville, Tennessee, this 29th day of May, 19 98

Commission expires March 25, 2000

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

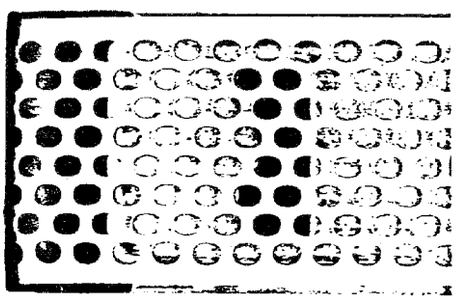
Warranty Deed from Joanne Jewett and husband, John H. Wallace, to Kevin H. Sharp and wife, Dawn W. Sharp.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

6044 06/04 01:01 03CHECK

613.95

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



RECEIVED OF _____

FOR _____

BOOK 10962 PG 281

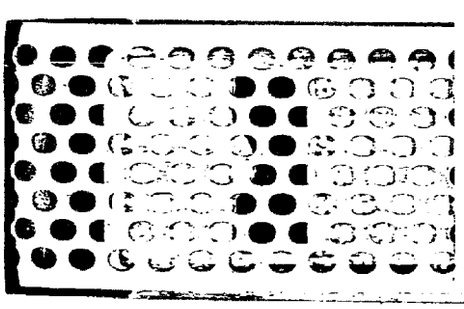
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 163500.00
CON TX 604.95
PRFEE 1.00
WDEED 8.00
TOTAL 613.95
CHECK 613.95

06/04/98 01 10:35 0001 6044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0446143
IDENTIF. & REFERENCE

98 JUN -4 AM 10:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1301952