FILE BOX 45

WARRANTY DEED

BOOK 10975 PG 446

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

John P. Carey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John P. Carey (NAME)	GMAC Mortgage Corporation of PA (NAME)	MAP 150-7
3301 Timber Trail (ADDRESS)	100 Witmer Road (ADDRESS)	PARCEL 3
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Horsham, PA 19044-0963 (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, Paul L. Sharp and wife, Terri H. Sharp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Carey, and wife Kimberly Carey

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. 57, on the plan of The Country, Section III, of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul L. Sharp and wife, Terri H. Sharp by deed from Neal R. Joseph and wife, Wendy D. Joseph, of record in Book 6577, Page 523, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5281, Page 813, Register's Office for said County.

04499997

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS
98 JUN 12 PM 2:24

unimproved ( )
This is improved (X) property, known as 3301 Timber Trail, Antioch, TN 37013
(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 12th day of June 19 98

Paul L. Sharp

Terri H. Sharp

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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 Paul L. Sharp and wife, Terri H. Sharp

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 12th day of June, 19 98.

Commission expires January 20, 1999

ZANA O. PETTY NOTARY PUBLIC AT LARGE DAVIDSON

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

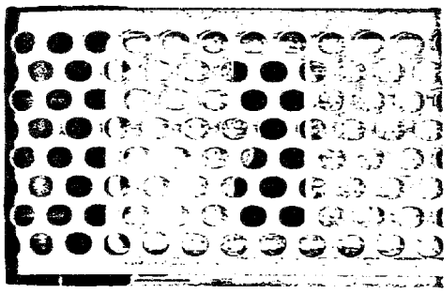
0202 06/12 0101 03CHECK 406.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10975 PG 448

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
107500.00
CON TX 397.75
PRFEE 1.00
RTEBA 8.00
TOTAL 406.75
CHECK 406.75

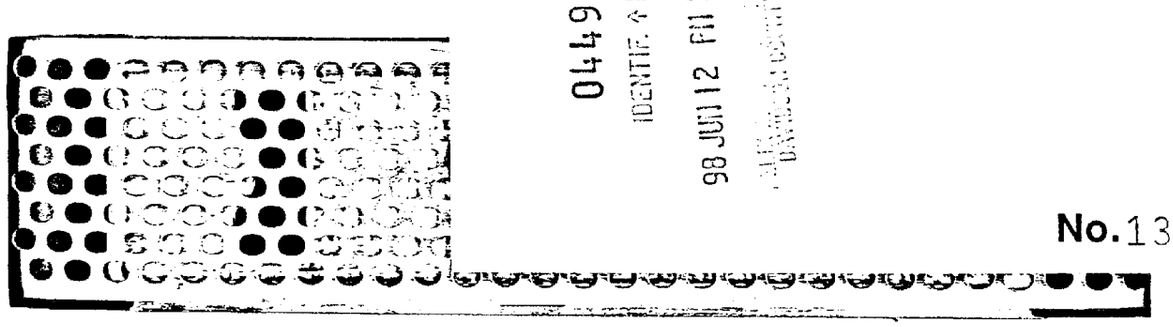
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/98 01 14:23 0001 0202

0449997

IDENTIFICATION REFERENCE

98 JUN 12 PM 2:24



No. 1306075