WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Ronald W. Sharer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: Exp. 11/27/1999

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald W. Sharer (NAME)	GMAC Mortgage Corporation (NAME)	MAP 116-12 A
3704 B Estes Road (ADDRESS)	100 Witmer Road, P.O. Box 963 (ADDRESS)	PARCEL 2 CO
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Horsham, Pennsylvania 19044 (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, Ione B. Ezzell and husband, Austin B. Ezzell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Sharer and wife, Pam Sharer

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 Unit No. 2, on the Plan of Estes Glen Residential Condominiums, according to the Master Deed of record in Book 4923, page 411, amended by Book 4927, page 793, said Reigster's Office, and Plan in Book 5060, page 43, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ione B. Ezzell and husband, Austin B. Ezzell by deed from Third National Bank as executor of the Estate of Helen L. Riddle of record in Book 8001, page 251, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5060, page 43, said Register's Office; (c) restrictive covenants of record in Book 4923, page 411 and Book 4927, page 793, said Register's Office; (d) easement for utilities of record in Book 5229, page 478, Book 5202, page 388, Book 3431, page 174, Book 3535, page 542 and Book 3428, page 136, said Register's Office; (e) Master Deed and Bylaws of record in Book 4923, page 411, Book 4927, page 793 and Book 5239, page 922, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3704 B Estes Road, Nashville, Tennessee 37204
(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 22nd day of October 19 98

× Ione B. Ezzell
Ione B. Ezzell

× Austin B Ezzell
Austin B. Ezzell

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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 Ione B. Ezzell and husband, Austin B. Ezzell

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 22nd day of October 19 98.

Commission expires _____ Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 11/27/1999

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

0503134
IDENTIFICATION REFERENCE

98 OCT 23 AM 11:08
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7009 10/23 0101 03CHECK 1084.00

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

RECEIVED OF _____

FOR _____

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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
				290000.00
				CON TX 1073.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 1084.00
				CHECK 1084.00
			10/23/98 01	11:11 0001 7009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0503134
IDENTIF. & REFERENCE

98 OCT 23 AM 11:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1362206