WARRANTY DEED

BOOK 11379 PG. 801

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 99

Notary Public

MY COMMISSION EXPIRES: 1-
(AFFIX SEAL)

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ. BPR#010995, 214 SECOND AVENUE NORTH, STE TWO, NASHVILLE, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PARMESH SHARMA (NAME)	Franklin American Mortgage Company (NAME)	MAP 71-5
1838 MEADE STREET (ADDRESS)	501 Corporate Centre Drive, Ste. 400 (ADDRESS)	PARCEL 154
NASHVILLE, TENNESSEE 37207 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37067 (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, MATT J. BARTLETT, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PARMESH SHARMA, UNMARRIED

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 Davdison County, TEnnessee, being Lots No. 11 and 12 on the Map of Brooklyn Heights as of record in Book 332, page 140, Register's Office for said County.

Said Lots No. 11 and 12 fronts together 80 feet on the Northerly side of Meade Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Matt J. Bartlett by Deed from Gwendolyn Christella Baines, Individually and as Executrix of the Lavonia A. Sawyers Chambers Estate of record in Book 11291, page 145, Register's Office for Davidson County, Tennessee.

This conveyence is subject to 1999 and subsequent years taxes, a lien, not yet due and payable; and setback lines, easements, and all matters of record in Plat Book 332, page 140, Register's Office for Davidson County, Tennessee.

7248 03/11 0101 03CHECK 159.00

unimproved ( )
This is improved (X) property, known as 1838 MEADE STREET, NASHVILLE, TENNESSEE 37207
(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 26th day of February, 19 99

Matt J Bartlett

MATT J. BARTLETT

BOOK 11379 PG. 802

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 MATT J. BARTLETT, A SINGLE 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 NASHVILLE, Tennessee, this 4th day of February, 19 97.

Commission expires January 27, 2000

Sharla A. Thompson, Notary Public

SHARLA A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

MAIL ENV.

055982

* REFERENCE

99 MAR 11 PM 2:35

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11379 PG. 893

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0559821

CROSS REFERENCE

99 MAR 11 PM 2:35

CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 159.00
CHECK 159.00

03/11/99 01 14:34 0001 7248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436390