FILE BOX 45

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,900.00.

BOOK 11631 PAGE 32

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of August, 1999.

Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/02

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 AUG 24 AM 8:25
REGISTER
DAVIDSON COUNTY, TN.

MAP REFERENCE
0627628

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard Dwayne Sharpe and Latrice Love Sharpe
3713 Waterford Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
New South Mortgage

MAP-PARCEL NUMBERS:
151-01-0-A-004-00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Lane Butler, an unmarried person**, hereinafter referred to as Grantor, hereby transfers and conveys to **Richard Dwayne Sharpe and wife, Latrice Love Sharpe** hereinafter referred to as Grantee, his 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 4, Chatham Pointe, as recorded in Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Lane Butler, an unmarried person, by deed from Van B. Quach and wife, Ly T. Tran of record in Book 10075, Page 860, Register's Office for Davidson County, Tennessee.

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

24 AUG 99 0310101 CHECK 432.43

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.



This is improved property known as 3713 Waterford Way, Antioch, Tennessee 37013.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 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 **GRANTEE**, his 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 20th day of August, 1999.

Mary Lane Butler

**STATE OF** Minnesota
**COUNTY OF** Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lane Butler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of August, 1999.

Notary Public

01/31/00
My Commission Expires

CATHERINE M. PFEIFER
NOTARY PUBLIC MINNESOTA
My Comm. Expires Jan. 31, 2000

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11631 PAGE 34

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0627628

REFERENCE

99 AUG 24 AM 8:25

REGISTER
DAVIDSON CO. TN.

CAMT
113900.00
CON TX 421.43
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 432.43
CHECK 432.43

08/24/99 01 08:25 0001 9826

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1505626