Realty 48A

BOOK 11731 PAGE 987

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Michael Sharp	Southeastern Mortgage	
Cindy Sharp	of Tennessee, Inc.	Map 119-12-0
29 Cameo Drive	115 29th Ave. South	Parcel 084.00
Nashville, TN 37211	Nashville, TN 37212	

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

9692

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Clifford O. Balduf and wife, Lillian M. Balduf (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael Sharp and wife, Cindy Sharp, (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Battlewood, Section 1, as of record in Book 1835, page 31, Register's Office for said County.

Said Lot No. 63 fronts 96.27 feet o the easterly side of Cameo Drive and runs back between lines measuring 285.95 feet on the north line and 242.3 feet on the south line to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Clifford O. Balduf and wife, Lillian M. Balduf by Warranty Deed from John W. Starnes and wife, Betty Hallum Starnes of record in Book 2910, page 129, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years.
2. Plan of record in Plat Book 1835, page 31, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 29 Cameo Drive, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $87,000.00.

Affiant

Subscribed and sworn to before me this 29th day of October, 1999.

Notary Public

My Commission Expires: 5/20/2003

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires 5-20-2003

99 NOV -4 AM 9:58

06512553

MORTGAGE TAX 332.90

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of October, 1999.

Clifford O. Balduf
Clifford O. Balduf

Lillian M. Balduf
Lillian M. Balduf

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 **Clifford O. Balduf and wife, Lillian M. Balduf** the bargainors, 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 October, 1999.

James H. Fennell Jr.
NOTARY PUBLIC

My Commission Expires: 9/23/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11731 PAGE 989

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

0654253

REFERENCE

99 NOV -4 AM 9:58

RECEIVED
DAVIDSON CO. TN.

CAMT	87000.00
CON TX	321.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	332.90
CHECK	332.90

11/04/99 01 09:59 0001 7939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535677