THIS INSTRUMENT PREPARED BY:
James G. Lackey III
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200003080023933 Page: 1 OF 2
REC'D FOR REC 03/08/2000 10:37:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $725.20

WARRANTY DEED

ADDRESS NEW OWNER'S AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Ronald W. Sharer	(NAME) Southeaster Mortgage of Tennessee, INc.	(Field Book No.) 06DU 82118
(STREET ADDRESS OR ROUTE NUMBER) 207 Hearthstone Manor Lane	(STREET ADDRESS) 115 29th Avenue South	(Map) 160-15-A
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Nashville, TN 37212	(PARCEL) 79

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s), and other good and valuable consideration accepted as cash, the receipt and suffiniency of which is hereby acknowledged Ray Clark and wife, Wilma Clark

Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto Ronald W. Sharer and Pamela A Sharer, Husband and Wife

the Grantee(s) herein,their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 79 on the Plan of Condominium Site Plan, Phase IV, Hearthstone Manor of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the rights as contained in the "Master Deed" at Book 6424, page 839, said Register's Office, as amended.

Being the same property conveyed to Ray Clark and wife, Wilma Clark by deed from Leonard Charles Sarsfield, Jr. and wife, Carmen R. Sarsfield of record in Book 9855, Page 241, Register's Office for Davidson County, Tennessee.

KATHLEEN A. SCHNEIDER NOTARY PUBLIC COBB COUNTY, GA

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this the 29th day of February, 2000

~~My Commission Expires Feb. 28, 2003~~

My commission expires: 2-18-01

The actual consideration or value, whichever is greater, for this transfer is $ 196,000.00

Ronald W. Sharer
AFFIANT-

Notary Public

(Affix Seal)

This is unimproved ( ) property, known as 207 Hearthstone Manor Lane, Brentwood, Tennessee 37027 (House Number) (Street) (P.O. Address) (City of Town)
improved (x)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 29th day of February, 2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ray Clark
Ray Clark

Wilma Clark
Wilma Clark

RAY CLARK

WILMA CLARK

STATE OF TENNESSEE

COUNTY OF

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared RAY CLARK AND WILMA CLARK to me known to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that he/she executed the same as the free act and deed of _____

Witness my hand, at office, this _____ day of _____, _____.

My Commission Expires Feb. 23, 2003

KATHLEEN A. SCHNEIDER NOTARY PUBLIC COBB COUNTY, GA

Kathleen A. Schneider
Notary Public

My Commission Expires:

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Clark and wife, Wilma Clark, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein.

Witness my hand and official seal, at office in _____, this _____day of _____, _____.

My Commission Expires Feb. 23, 2003

KATHLEEN A. SCHNEIDER NOTARY PUBLIC COBB COUNTY, GA

Kathleen A. Schneider
Notary Public

My Commission Expires:

ENCUMBRANCES:

Taxes for the year of 1999, a lien, due and payable, but not yet delinquent.

Subject to all matters shown on the Plan of record in Book 6250, page 990, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hearthstone Manor of record in Book 5409, page 465, Book 6424, page 839, (amended at Book 6600, page 3, Book 6884, page 251, Book 6916, page 230, Book 7398, page 907, and Book 7403, page 563), Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas/elements.