BOX 44
L.T.

Instr:200004240039951 Page: 1 OF 3
REC'D FOR REC 04/24/2000 9:48:46AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $62.53

BOX 44

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $16,900.00. Ruby Higgins **Affiant** Subscribed and sworn to before me, this 21st day of April, 2000. Barbara A. Holt Notary Public My Commission Expires: November 29, 2003

Address New Owner As Follows: Ruby Higgins 441Harding Place, #E-15 Nashville, TN 37211	Send Tax Bills To: SAME	Map-Parcel Number: Map 147 Parcel 81

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN M. SHARPE AND WIFE, CHARLOTTE A. SHARPE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **RUBY HIGGINS**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit E-15 of Harding Place Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, page 571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John M. Sharpe and wife, Charlotte A. Sharpe by deed from Harding Manor Associates, a joint venture, of record in Book 6105, page 671, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed establishing a Horizontal Property Regime of record in Book 6104, page 725, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, page 571 Register's Office for said County.

4. Lease Agreement between Harding Manor Apartments and Home Coin Laundries, dated June 1, 1976, of record in Book 5107, page 937, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants of record in Book 4000, page 531, Register's Office for Davidson County Tennessee.

6. Restrictive covenants of record in Book 3072, page 429, Register's Office for Davidson County, Tennessee, (which applies only to the triangular shaped vacant lot fronting on Milner Drive).

7. Matters shown on the Plans of record in Book 421, page 8; Book 3842, page 35 and Book 2900, page 91, Regiser's Office for Davidson County, Tennessee.

8. Drainage easement of variable width along the northerly bank of Seven Mile Creek, of record in Book 3570, page 75, Register's Office for Davidson County, Tennessee.

9. Twenty foot easement for sewer purposes which contain two manholes, of record in Book 3312, page 560, Register's Office for Davidson County, Tennessee.

10. Easement for flow of Seven Mile Creek.

11. Survey of Windell H. Talley dated January 6, 1983, shows a power line along Harding Place and the west boundary of said property.

12. Rights or claims of parties in possession.

This is improved property known as 441 Harding Place, #E-15, Nashville, TN 37211.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 21 day of April, 2000.

John M. Sharpe

Charlotte A. Sharpe

Charlotte A. Sharpe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. SHARPE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2000.

Barbara J Holton
Notary Public

My Commission Expires: November 29, 2003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLOTTE A. SHARPE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of April, 2000.

Barbara J Holton
Notary Public

My Commission Expires: November 29, 2003